



57 Mayfly Road, Swaffham  
£325,000



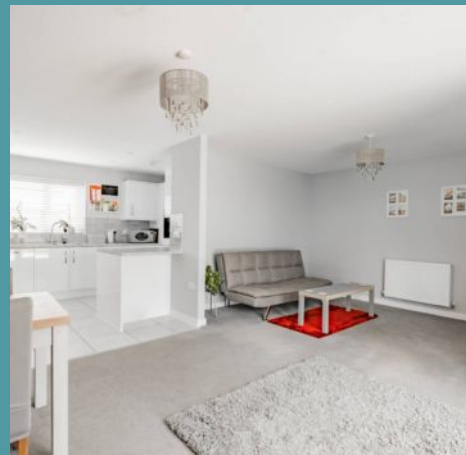
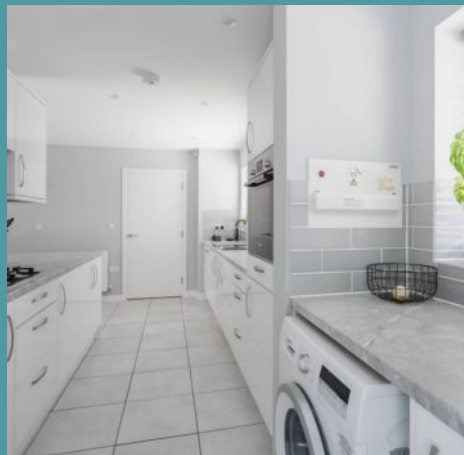
# 57 Mayfly Road

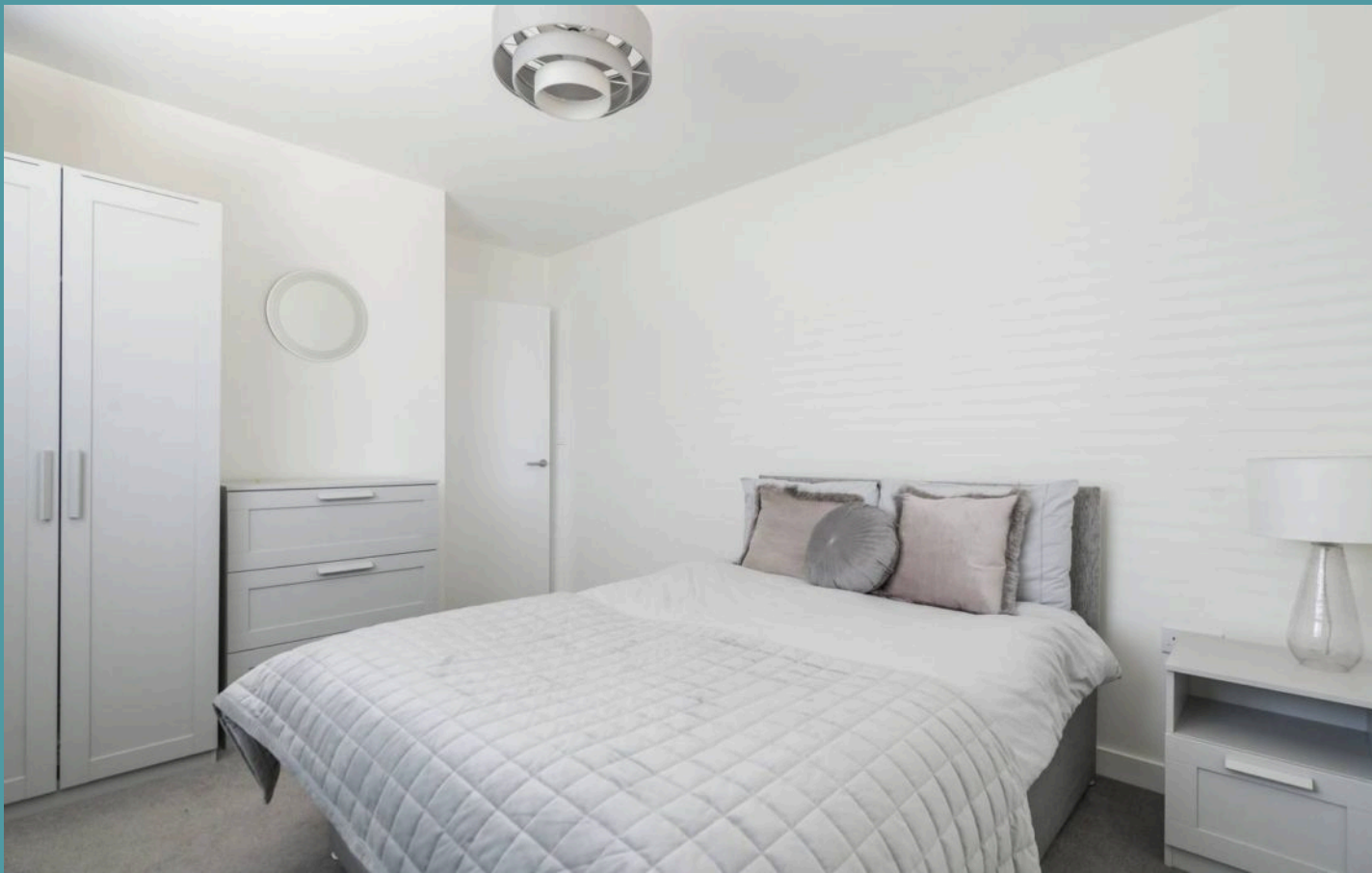
## Swaffham

Proudly occupying a prime position within the sought-after Swan's Nest development, this exceptional detached bungalow is a rare opportunity to acquire a premium home that blends contemporary living with refined comfort. With under six years remaining on its NHBC warranty, this residence offers peace of mind and a future-proofed investment in quality. Immaculately presented and energy-efficient with an 'A' rating, the property features a photovoltaic solar system, gas central heating, and triple-glazed windows. The open-plan layout includes a stylish kitchen with integrated appliances, a breakfast bar, and French doors leading to a beautifully landscaped wrap-around garden. Two double bedrooms, a modern bathroom suite, a brick-weave driveway, and a garage complete this high-spec home designed for effortless, elegant living.

### Location

Mayfly Road is a quiet, modern residential street located within the popular Swan's Nest development on the eastern edge of Swaffham, a historic market town in Norfolk. The area offers a peaceful, family-friendly environment with a mix of contemporary houses and bungalows, making it ideal for a variety of homeowners. Positioned just a short distance from the town centre, residents enjoy easy access to a range of amenities including supermarkets, schools, healthcare facilities, and local shops. Swaffham is well-connected by road and public transport, offering convenient links to nearby towns such as King's Lynn and Norwich. With its combination of modern living and countryside charm, Mayfly Road is a sought-after location for those looking to settle in a well-established community.





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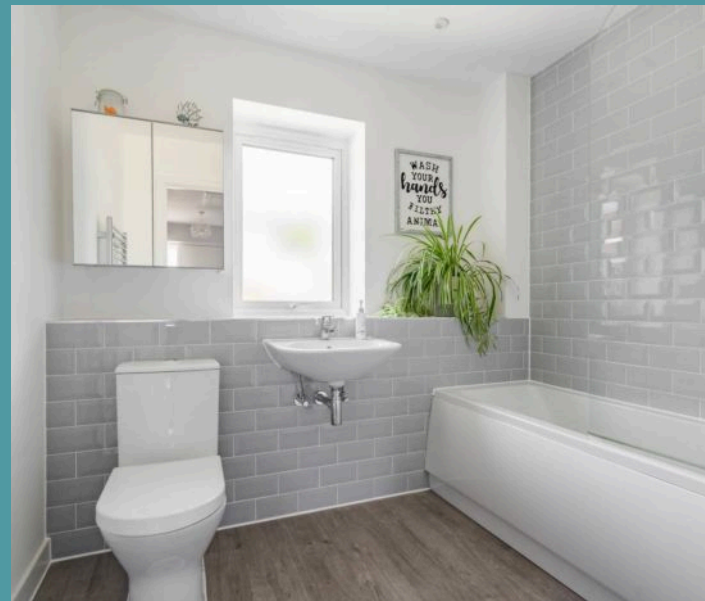
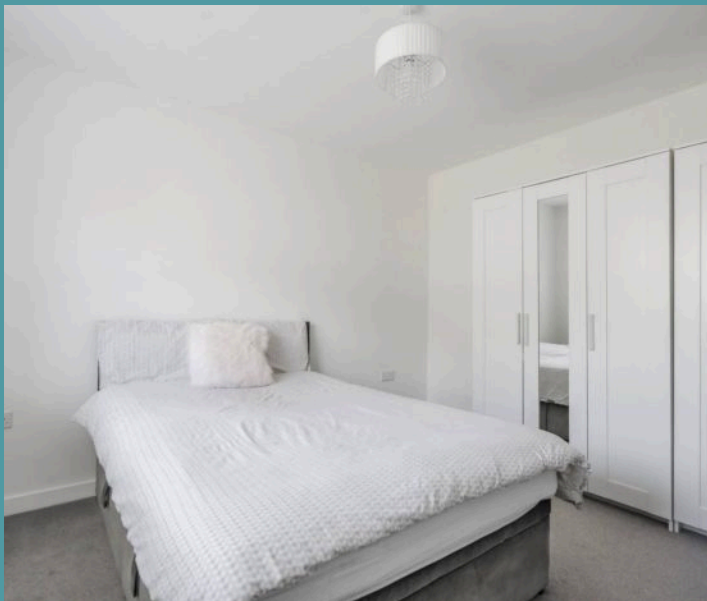
### Swaffham

This energy-efficient 'A'-rated home is a model of sustainable living, featuring triple-glazed windows, gas-fired central heating, and an integrated photovoltaic solar panel system, ensuring long-term energy savings and reduced environmental impact.

Built to the distinguished Apollo design, the home is finished to an impeccable standard, with high-quality fixtures and fittings that elevate the everyday living experience. Step inside to discover a thoughtfully designed open-plan kitchen, dining, and living area, where natural light pours through elegant French doors that open onto the landscaped garden, creating a seamless indoor-outdoor lifestyle ideal for both entertaining and relaxing.

The kitchen is a statement of modern sophistication, equipped with sleek, contemporary cabinetry, an integrated electric oven, gas hob with concealed extractor, integrated dishwasher, a fitted water softener, and a stylish breakfast bar, perfect for casual dining and morning coffee.

Two generously sized double bedrooms offer the utmost comfort and privacy, served by a beautifully appointed modern bathroom suite, comprising of a three-piece suite, featuring high-spec finishes.







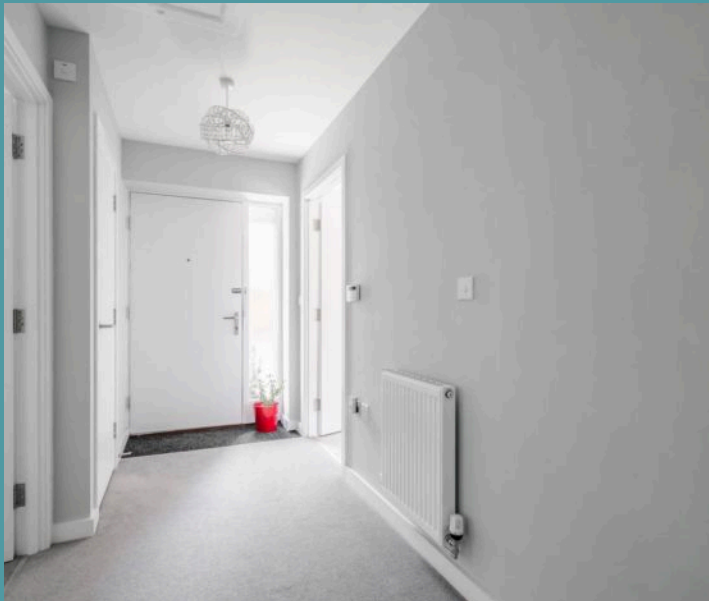
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Swaffham

Externally, the home is surrounded by a substantial wrap-around garden, meticulously landscaped to offer year-round enjoyment. From the patio terrace perfect for alfresco dining, to the laid to lawn, vegetable patches and charming summerhouse, every corner has been curated for relaxation and privacy. The garden is fully enclosed, ideal for families or pet owners seeking security and seclusion. To the front, a brick-weave driveway provides off-road parking, complemented by a garage, offering practical storage solutions or further vehicle accommodation.

### Agents note

Solar panels earning approx. £300 p/a.







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Swaffham, Swaffham

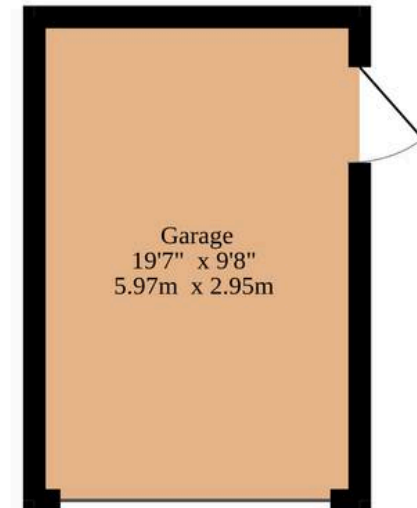
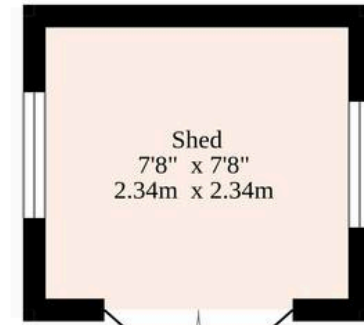
- Proudly positioned on Swan's Nest desirable development, lies this exquisite detached bungalow
- Under 6 years NHBC warranty remaining
- Energy efficient home with an 'A' rating, showcasing a photovoltaic solar system, gas fired central heating and triple glazed windows
- Built to the Apollo design with high-quality fixtures and fittings that elevates your living experience
- Open-plan kitchen/dining/living room, accentuated by a set of French doors, inviting relaxation and entertaining
- Kitchen is equipped with contemporary cabinetry, an integrated electric oven, a gas hob with a concealed extractor hood, a water softener, dishwasher and a breakfast bar unit
- Two double bedrooms and a modern bathroom suite
- Large wrap-around garden that is beautifully landscaped, with a patio, a laid to lawn and a summerhouse, fully enclosed for privacy
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor  
803 sq.ft. (74.6 sq.m.) approx.



Outbuildings  
253 sq.ft. (23.5 sq.m.) approx.



Sqft Includes The Garage And The Shed

TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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