



23 Greyling Way, Swaffham

Swaffham



Minors & Brady

# 23 Greyling Way

## Swaffham

A well-presented and thoughtfully arranged home offering comfort, practicality and flexible living spaces. The ground floor features a welcoming entrance hall, a stylish front-facing kitchen and a spacious lounge with direct access to the garden through French doors. Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom and an en suite to the principal bedroom. The layout is designed to suit a range of buyers, with flexible rooms ideal for home working or family life. Externally, the property benefits from an enclosed rear garden with both stones and patio areas, creating a space suited to relaxation and entertaining. Further advantages include off-road parking, a garage and a convenient location within easy reach of local amenities and transport links.

- Well-presented home with a practical and thoughtfully arranged layout
- Three well-proportioned bedrooms
- Principal bedroom with modern en suite shower room
- Stylish fitted kitchen with ample worktop and storage space
- Generous lounge with French doors opening onto the garden
- Flexible living spaces suited to both family life and home working
- Contemporary family bathroom with bath and overhead shower
- Useful built-in storage throughout, including understairs and landing cupboards
- Enclosed rear garden with patio areas for outdoor use
- Driveway parking and garage providing additional storage or workshop potential





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### The Location

Situated on the edge of the thriving market town of Swaffham, this location enjoys a peaceful residential setting while remaining exceptionally well connected to everyday amenities. The position offers a balance of quiet surroundings without feeling removed from the convenience of town life, making it particularly appealing to a wide range of buyers.

Swaffham itself provides a well-rounded selection of facilities, including a mix of independent shops and recognised retailers, alongside supermarkets for everyday convenience. The town also offers a good choice of cafés, pubs, and restaurants, creating a welcoming and sociable atmosphere. Families are well catered for, with reputable schooling available locally, while healthcare services, including a surgery and pharmacy, are also easily accessible.

For those who enjoy outdoor living, the surrounding area offers an abundance of countryside to explore. Open fields, nearby rural lanes, and established walking routes provide opportunities for both leisurely strolls and more active pursuits. Notable nearby destinations include Castle Acre, with its historic priory and picturesque setting, as well as access to the Peddars Way, a well-known trail popular with walkers and cyclists alike.

Despite its rural charm, the location benefits from strong transport links. The A47 is easily accessible, providing direct routes to both King's Lynn and Norwich, making it well placed for commuting or accessing a wider range of shopping, dining, and cultural attractions.



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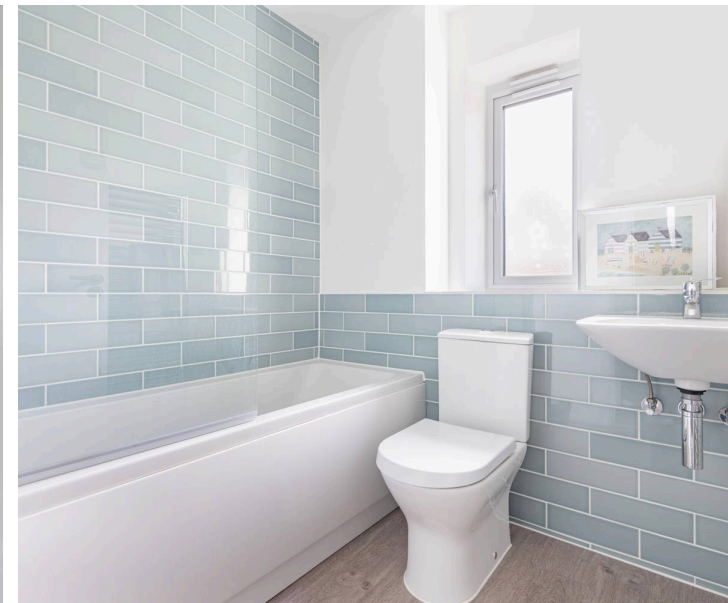
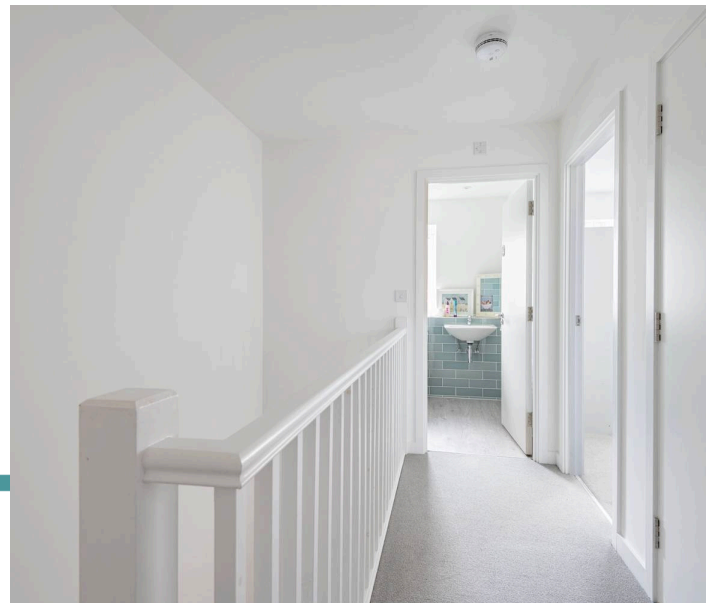
Swaffham

## Greyling Way, Swaffham

The entrance hall provides a bright and welcoming introduction to the home, with access to a convenient ground floor WC and leading through to the stylish kitchen positioned at the front of the property. The kitchen is fitted with a modern range of wall and base units, complemented by ample worktop space, making it well-suited to both everyday living and entertaining.

To the rear, the spacious lounge offers a flexible layout, comfortably accommodating both seating and dining areas. French doors open directly onto the garden, allowing for plenty of natural light and a seamless connection to the outdoors. A useful understairs cupboard provides additional storage within this space.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from a modern en suite shower room, while the second bedroom offers a generous double. The third bedroom provides versatility, ideal as a single room, nursery, or home office. These are all served by a stylish family bathroom, fitted with a bath, overhead shower, and contemporary tiling. Further storage is available via built-in cupboards on the landing and within the hallway.



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Externally, the enclosed rear garden features a stoned area alongside a patio, creating an ideal space for outdoor dining, play, or relaxation.

To the front, a driveway provides off-road parking and leads to the garage, offering ample space for storage, workshop use, or additional utility options.

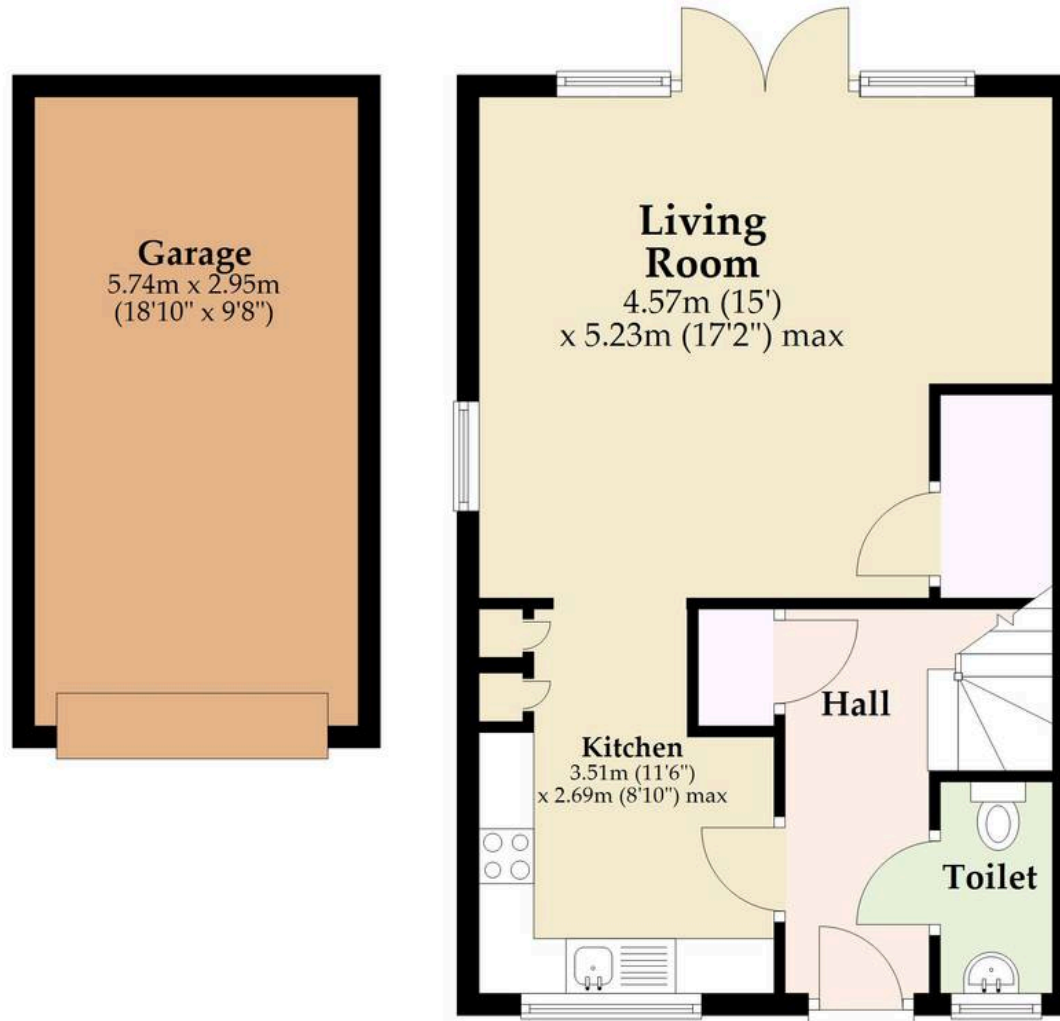
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



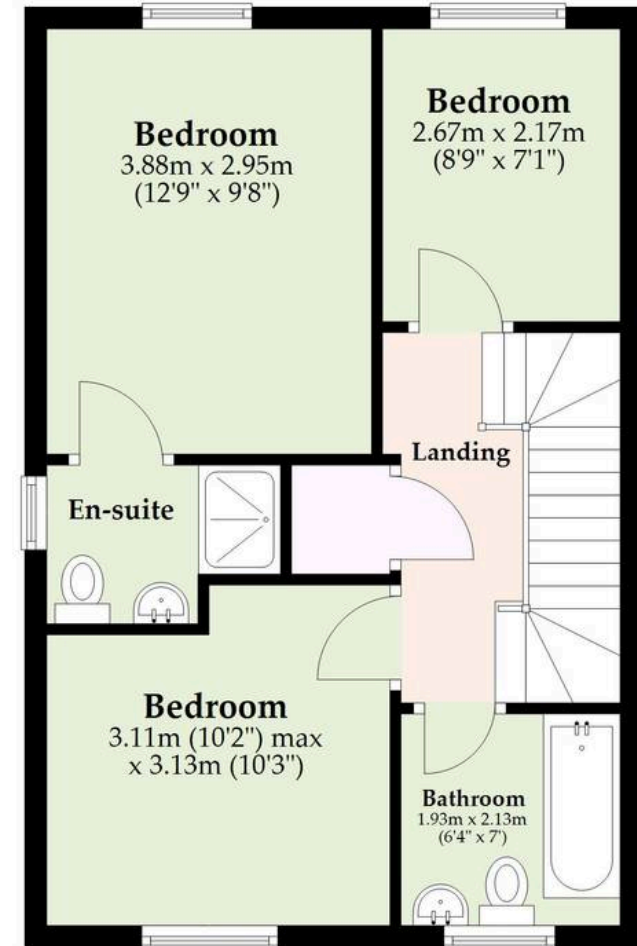
## Ground Floor

Approx. 59.7 sq. metres (642.5 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)

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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.

Plan produced using PlanUp.

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