



Wroxham Avenue, Swaffham, PE37 7SD

Very well presented detached two bedroom bungalow with garage and gardens situated in a popular sought after area of the market town of Swaffham.

Available end April

Price £750 pcm To Let

EER D (62/86) EIR D (58/84)





Rear Garden

Well maintained enclosed rear garden, laid to lawn, paved patio seating area, wooden garden shed, access door to garage, wooden fence to perimeter, gated access to front.

All photographs are provided for guidance only.

- Detached Bungalow
- Two Bedrooms
- Very Well Presented
- Garage
- Front & Rear Gardens
- Available End April

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Pets at discretion of the landlord
No Benefits

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgery's, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

Entrance Hall
Storage cupboard housing gas central heating boiler, UPVC double glazed entrance door, UPVC double glazed window to front, radiator.

Lounge/Diner
17'0" (5.18m) x 12'10" (3.91m)
Feature fireplace with inset live flame gas fire, wooden surround and marble hearth, UPVC double glazed window to front, radiator.

Kitchen
10'7" (3.23m) x 8'3" (2.51m)
Fitted kitchen units to wall and floor with work surface over, sink unit with mixer tap and drainer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, space for gas oven with extractor hood over, space for fridge/freezer, tiled splash back, tiles to floor, UPVC double glazed door opening to side, UPVC double glazed window to side.

Inner Hall
Cupboard housing hot water cylinder, loft access.

Bedroom One
14'6" (4.42m) x 9'3" (2.82m)
UPVC double glazed window looking out to rear garden, radiator.

Bedroom Two
11'10" (3.61m) x 9'2" (2.79m)
Including Wardrobes
Fitted wardrobes, UPVC double glazed patio doors opening to rear garden, radiator.

Shower Room
Corner shower cubicle, fitted bathroom units to wall and floor with worksurface over and inset wash basin and WC, heated towel rail, tiled splash back, tiles to floor, obscure glass double glazed window to side.

Garage
17'10" (5.44m) x 8'2" (2.49m)
Main up and over garage door to front, access door opening to rear garden, window to rear, electric light and power.

Front Garden
Well maintained front garden, laid to lawn, driveway to garage door, paved path to front door, ornamental tree to centre of garden, selection of shrubs to beds, gated access to front garden.

