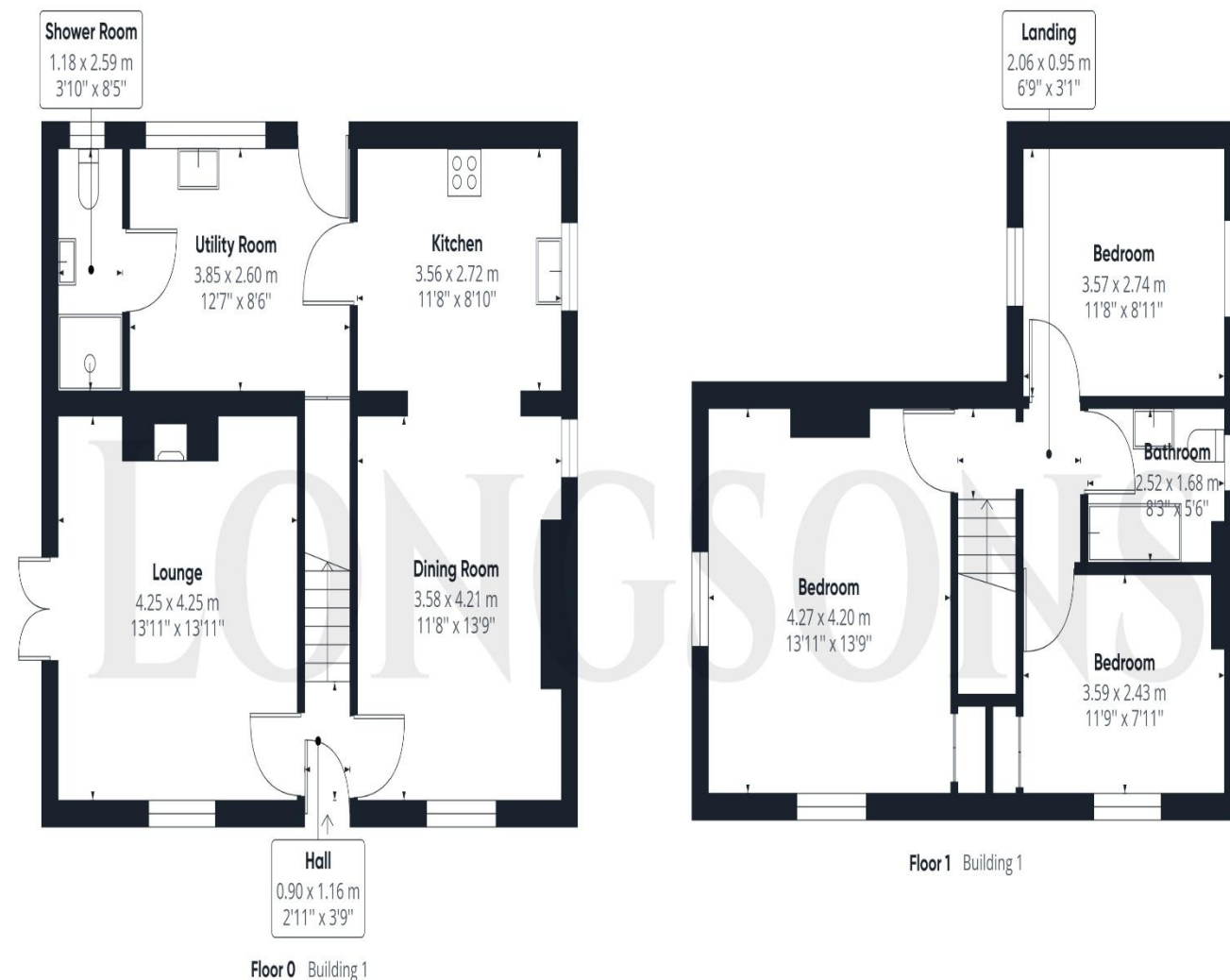




Swans Nest Farmhouse, 64 Watton Road, Swaffham, PE37 8HF

Well presented, spacious three bedroom detached cottage situated on the outskirts of Swaffham. The property offers two reception rooms, kitchen and utility room, shower room and bathroom, parking, gardens, oil fired central heating and UPVC double glazing. Available immediately.

Price £1,550 pcm To Let





Situated on the outskirts of Swaffham, Longsons are delighted to bring to the rental market this well presented, three bedroom spacious detached cottage. The property offers two reception rooms, utility room, shower room, bathroom, parking, gardens, oil central heating and UPVC double glazing.

Available immediately.

Briefly, the property offers entrance hall, kitchen, utility room, two reception rooms, shower room, bathroom, three bedrooms, gardens, parking, oil fired central heating and UPVC double glazing.

SWAFFHAM
Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. 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, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Stairs to first floor.

Dining Room

11'8" (3.56m) x 13'9" (4.19m)
Feature fireplace (not in use), UPVC double glazed windows to front and side aspects, two radiators, opening through to kitchen with oak beam over.

Kitchen

11'8" (3.56m) x 8'10" (2.69m)
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for under counter fridge, tiled splashback, UPVC double glazed window to front aspect, radiator.

Utility Room

12'7" (3.84m) x 8'6" (2.59m)
Fitted kitchen units to floor, space and plumbing for washing machine, work surface over, stainless steel sink unit, large under stairs storage cupboard, composite entrance door opening to rear, UPVC double glazed window to rear aspect, loft access, radiator.

Shower Room

Double shower cubicle, wash basin, WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to rear aspect, extractor fan.

Lounge

13'11" (4.24m) x 13'11" (4.24m)
Feature brick fireplace with pamment tiles to hearth, fitted bookshelves to alcove, UPVC double glazed door opening to outside paved seating area, UPVC double glazed window to front aspect, two radiators.

Stairs and Landing

Loft access.

Bedroom One

13'11" (4.24m) x 13'9" (4.19m)

Built in wardrobe, UPVC double glazed windows to front and side aspects, radiator.

Bedroom Two

11'9" (3.58m) x 7'11" (2.41m)

UPVC double glazed windows to front and rear aspect, radiator.

Bedroom Three

11'8" (3.56m) x 8'11" (2.72m)

Built in wardrobe, UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising bath with mixer shower and shower screen, wash basin, WC, towel radiator, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side aspect.

Outside Front

The front garden is laid to lawn, outside light, gated access to side.

Rear and Side Gardens

Rear garden is laid to low maintenance shingle, paved patio seating area to side, three brick built outside stores, outside light, outside tap, shrubs to beds, wooden fence to perimeter, access to front and gated access to side.

All photographs are provided for guidance only.

- Detached Cottage
- Available Immediately
- Three Bedrooms
- Shower Room & Bathroom
- Gardens
- Parking

