



Shepherds Fold, Swaffham, PE37 7TR

Very well presented detached four bedroom house situated in a popular area of Swaffham. The fantastic property has much to offer and includes garage, side by side parking, en suite shower room, cloakroom with WC, kitchen/dining room with modern kitchen, utility room, gardens and gas central heating.

Price £1,500 pcm To Let





Situated on the popular Heathlands development, Longsons are delighted to bring to the rental market this extremely well presented, detached four bedroom house. The fabulous property has much to offer and includes garage, side by side parking for up to three vehicles, en suite shower room, cloakroom with WC, kitchen/dining room with modern kitchen, utility room, gardens, gas central heating and UPVC double glazing.

Available Early October!

Restrictions: no pets, non smokers

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 surgeries, 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

Composite entrance door to front, stairs to first floor, oak boards to floor, radiator.

Lounge

16'7" (5.05m) x 13'1" (3.99m)

Walk in UPVC double glazed bay window to front, radiator.

Kitchen/ Dining Room

9'9" (2.97m) x 18'8" (5.69m)

Modern fitted kitchen units to wall and floor, worksurface over, composite sink unit with mixer tap and drainer, integrated gas hob, integrated electric oven, integrated dishwasher, under stairs storage cupboard, space for large American style fridge/freezer, tiled splashback, UPVC double glazed French doors opening to rear garden, radiator.

Utility Room

6'3" (1.91m) x 5'4" (1.63m)

Modern fitted kitchen units to wall and floor, worksurface over, Space and plumbing for washing machine, space for tumble dryer, tiled splashback, UPVC double glazed door opening to

rear garden, UPVC double glazed window to side, radiator, modern wall mounted gas central heating boiler.

Cloakroom

Wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to side, towel radiator.

Stairs & Landing

Built in cupboard housing hot water cylinder, loft access.

Bedroom One

9'11" (3.02m) x 13'2" (4.01m)

Built in wardrobes with sliding mirrored doors, built in storage cupboard, UPVC double glazed windows to front, radiator, door to en suite shower room.

En-Suite Shower Room

Double shower cubicle, wash basin set within fitted cabinet, concealed cistern WC, towel radiator, UPVC double glazed obscure glass window to side, extractor fan.

Bedroom Two

9'1" (2.77m) x 9'6" (2.9m)

UPVC double glazed window to rear, built in wardrobe with sliding mirrored doors, radiator.

Bedroom Three

9'0" (2.74m) x 8'0" (2.44m)

UPVC double glazed window to rear, radiator.

Bedroom Four

7'4" (2.24m) x 7'1" (2.16m)

Built in wardrobe with sliding mirrored doors, UPVC double glazed window to front, radiator.

Bathroom

Bathroom suite comprising; bath with mixer shower over and shower screen, wash basin, concealed cistern WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear, extractor fan.

Garage

16'9" (5.11m) x 7'7" (2.31m)

Main up and over door to front, electric power and lights.

Front Garden

Front garden laid to lawn, driveway providing side by side parking for at least three vehicles, outside light, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden laid to lawn, seating area laid to block paving with lean-to gazebo providing covered area, shrubs and plants to borders, wooden garden shed, outside light, outside tap, gated access to front.

Agents Note

EPC rating TBC (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Very Well Presented
- Detached House
- Four Bedrooms with En Suite
- Energy Efficiency Rating TBC
- Garage & Side by Side Parking
- Utility Room
- Enclosed Rear Garden
- Gas Central Heating

