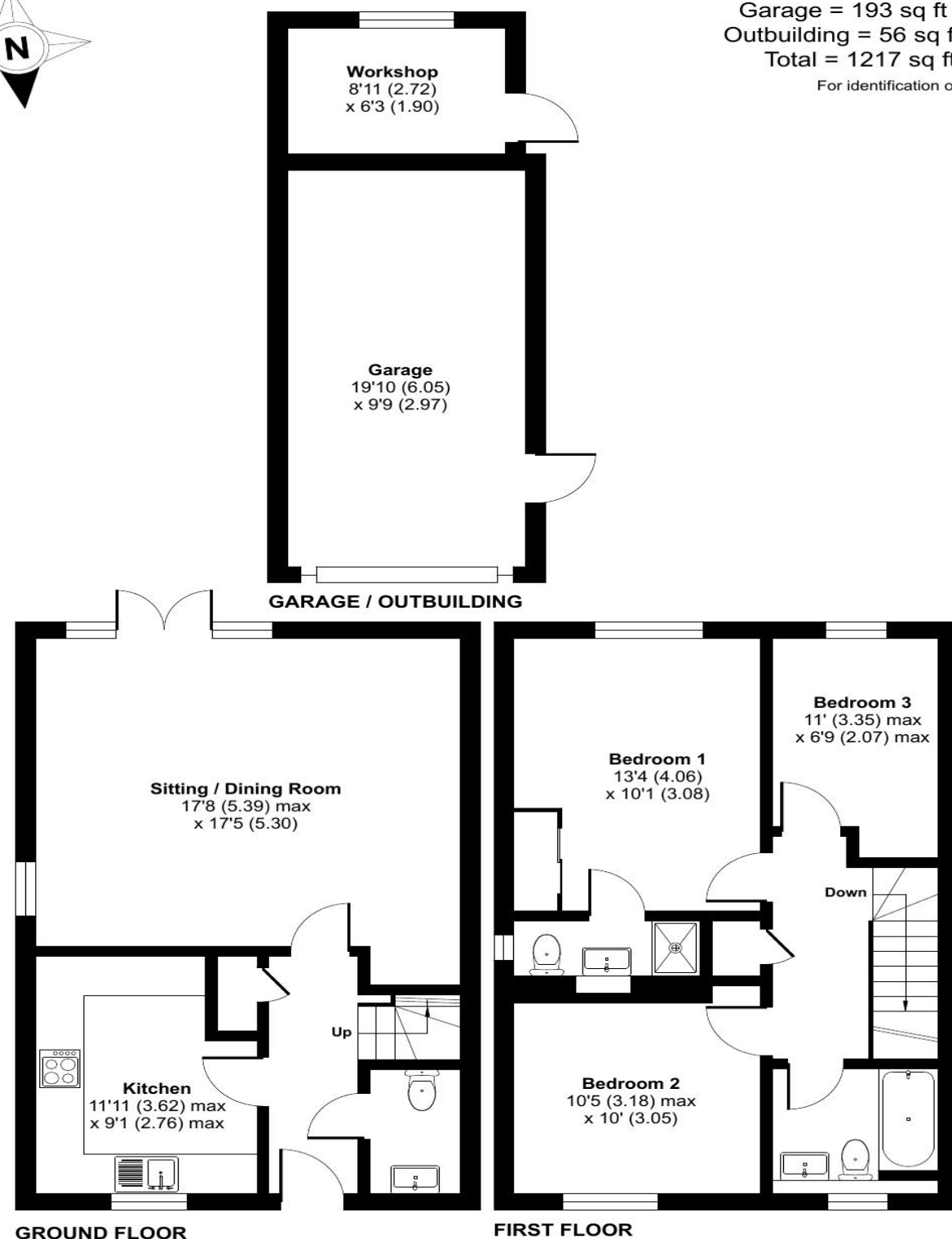




Otter Road, Swaffham, PE37

Approximate Area = 968 sq ft / 89.9 sq m
Garage = 193 sq ft / 17.9 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 1217 sq ft / 113 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1328448



Otter Road, Swaffham, PE37 8JE

Available now! Very well presented, three bedroom semi detached house available to rent on the popular Abels Swans Nest development. The property is built with energy efficiency in mind and offers kitchen with integrated appliances, en suite shower room, solar PV, garage and gas central heating.

Price £1,300 pcm To Let

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Situated on the popular Abels built Swans Nest development on the outskirts of Swaffham, Longsons are delighted to bring to the rental market this very well presented, semi detached three bedroom house. The property is built with energy efficiency in mind and offers kitchen with integrated appliances, en suite shower room, solar PV helping to keep the energy bills low, garage, parking, gardens, gas central heating and UPVC triple glazed windows.

Available Now!

Restrictions: no smokers, one pet at landlords discretion

Briefly, the property offers entrance hall, kitchen, sitting/dining room, cloakroom with WC, three bedrooms, en suite shower room to bedroom one, bathroom, garage gardens, parking, gas central heating and UPVC triple glazed windows.

SWAFFHAM
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of

independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, a as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

Composite entrance door to front, stairs to first floor, built in cupboard, tiles to floor, radiator.

Kitchen

11'11" (3.63m) Max x 9'1" (2.77m) Max

Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated Bosch double oven, integrated Bosch microwave, integrated Bosch gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled splashback, tiles to floor, UPVC tripled glazed window to front.

Sitting/ Dining Room

17'8" (5.38m) Max x 17'5" (5.31m)
UPVC tripled glazed window to side, UPVC double glazed French doors opening to rear garden, radiator.

Cloakroom

Wash basin, WC, tiled splashback, radiator, extractor fan.

Stairs & Landing

Built in cupboard, loft access.

Bedroom One

13'4" (4.06m) x 10'1" (3.07m)
UPVC tripled glazed window to rear, built in wardrobe, radiator, door to en suite shower room.

En Suite Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, part tiled walls, obscure glass UPVC tripled glazed window to side, radiator, extractor fan.

Bedroom Two

10'5" (3.18m) Max x 10'0" (3.05m)
UPVC tripled glazed window to front, radiator.

Bedroom Three

11'0" (3.35m) Max x 6'9" (2.06m) Max
UPVC tripled glazed window to rear, radiator.

Bathroom

Bathroom suite comprising; bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled walls, obscure glass UPVC tripled glazed window to front, radiator, extractor fan.

Outside Front

Front garden laid to flower bed, pathway to front door, shingle driveway

providing off road parking and access to garage, outside light, gated access to rear garden.

Garage

19'10" (6.05m) x 9'9" (2.97m)
Motorised, remote controlled electric up and over front door, entrance door to side, electric, light and power.

Rear Garden

Rear garden laid to lawn, shrubs and plants to beds and borders, brick built potting shed off the back of the garage, paved patio seating area, outside light, outside tap, fence to perimeter, gated access to front.

Agents Note

EPC rating B86 (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.

- Semi Detached House
- Three Bedrooms
- Modern Kitchen with Integrated Appliances
- Energy Efficiency Rating B86
- En Suite Shower Room
- Garage, Gardens & Parking
- Energy Efficient Build
- Available Now!

