



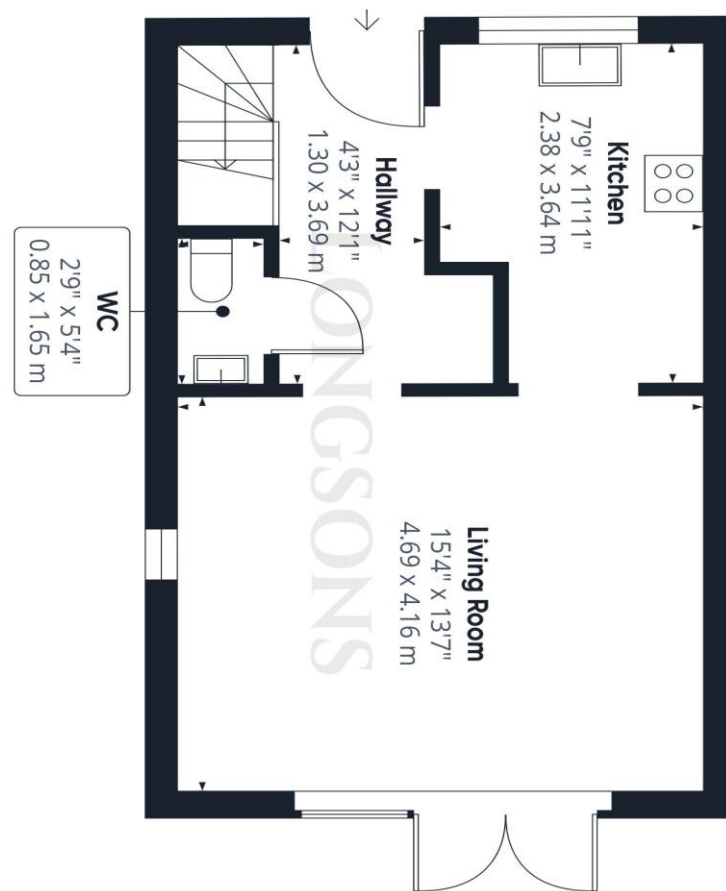
Buttercup Drive, Swaffham, PE37 8FL

Very well presented, modern end terrace two bedroom house situated the popular Abel Homes Swans Nest development. This superb property offers en-suite shower room, cloakroom with WC, integrated appliances, garage, parking, gas central heating and triple glazed windows. Available early October!

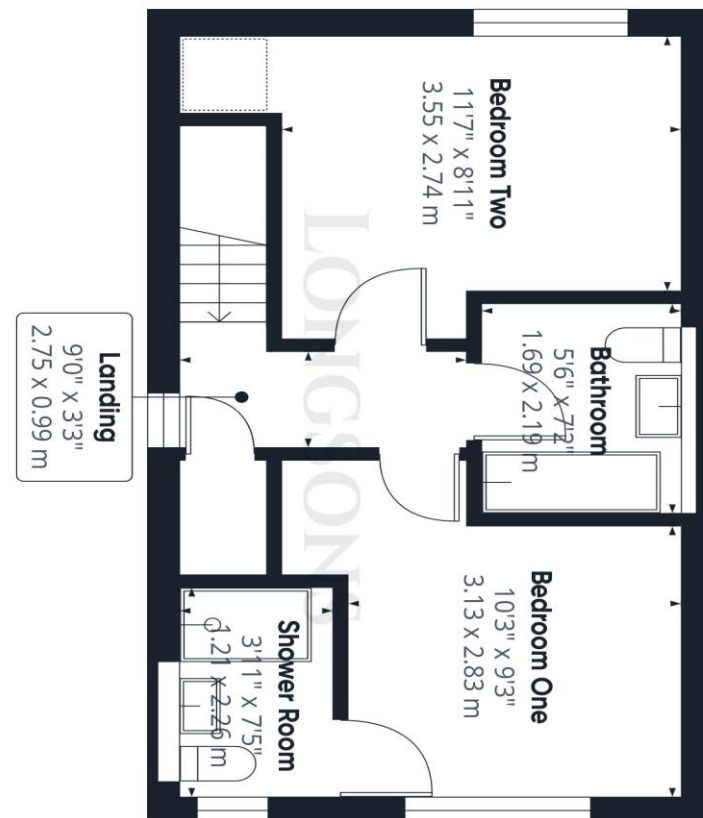
Price £1,000 pcm To Let



Floor 0



Floor 1





Situated on the recently finished Abel Homes Swans Nest development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, modern end terrace two bedroom house. This superb property offers en-suite shower room, cloakroom with WC, kitchen with integrated appliances, garage, parking, gas central heating and triple glazed windows.

Available early October!

Restrictions; pet at landlords discretion, non smokers

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

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

Lounge/ Dining Room
15'4" (4.67m) x 13'7" (4.14m)
UPVC double glazed French doors opening to rear garden, UPVC triple glazed window to side, radiator.

Kitchen
7'9" (2.36m) x 11'11" (3.63m)
Fitted kitchen units to walls and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven with Bosch gas hob and extractor hood over, integrated dishwasher, integrated fridge/freezer, UPVC triple glazed window to front, tiled splashback, tiles to floor, radiator.

Cloakroom
Wash basin, WC, tiled splashback, tiles to floor, extractor fan, radiator.

Stairs & Landing
Built in cupboard housing hot water cylinder, loft access, UPVC triple glazed window to side, radiator.

Bedroom One
10'3" (3.12m) x 9'3" (2.82m)
UPVC triple glazed window to rear, door to en-suite shower room, radiator.

En-suite Shower Room
Double shower cubicle, wash basin, WC, obscure glass UPVC triple glazed

window to side, towel radiator, tiled splashback, extractor fan.

Bedroom Two
11'7" (3.53m) x 8'11" (2.72m)
UPVC triple glazed window to front, radiator.

Bathroom
Bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, extractor fan.

Outside Front
Front garden laid to low maintenance granite chippings, driveway providing off road parking for approx. 2-3 vehicles, outside light, gated access to rear garden.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, shrubs to borders, outside light, wooden fence to perimeter, gated access to front.

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

Agents Note
EPC rating A96 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Modern End Terrace House
- Two Double Bedrooms
- Kitchen with Integrated Appliances
- Energy Efficiency Rating A96
- En-suite Shower Room
- Cloakroom with WC
- Gas Central Heating & UPVC Triple Glazed Windows
- Available Early October

