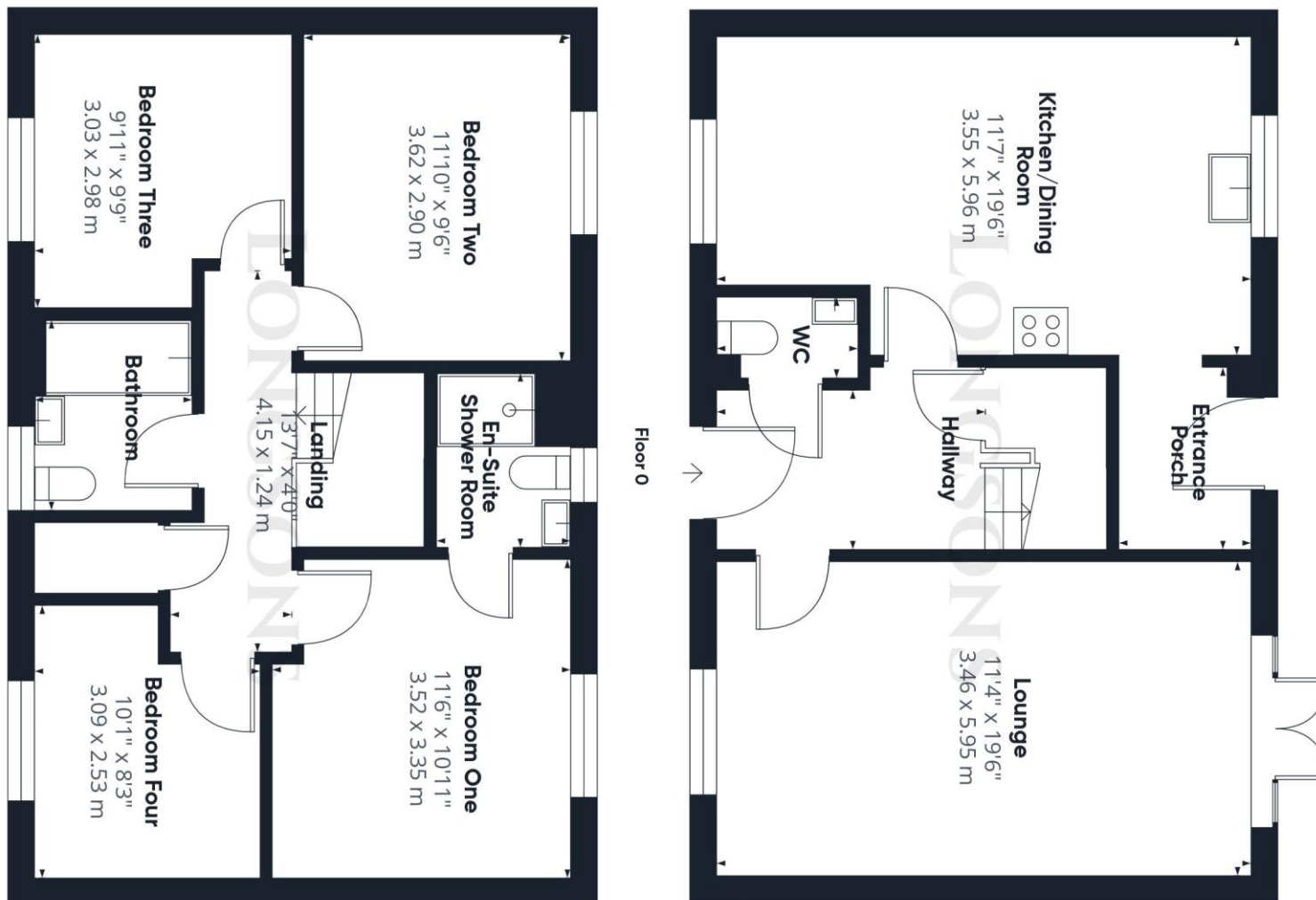




Kendle Road, Swaffham, PE37 8GT

Very well presented, modern spacious detached four bedroom house situated on a popular development on the outskirts of Swaffham. This fantastic property offers kitchen/dining room, utility room, cloakroom with WC, en-suite shower room, garage, parking, gardens, GCH and UPVC double glazing.

Price £1,550 pcm To Let





En-Suite Shower Room

Double shower cubicle, wash basin, WC, fully tiled walls, extractor fan, obscure glass UPVC double glazed window to rear, radiator.

Bedroom Two

UPVC double glazed window to rear, radiator.

Bedroom Three

UPVC double glazed window to front, radiator.

Bedroom Four

UPVC double glazed window to front, radiator.

Bathroom

Bathroom suite comprising double ended bath with centrally mounted mixer tap and separate hand shower attachment, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

Garage

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

Outside Front

Front garden laid to lawn, path to front door, driveway providing off-road parking, shrubs and plants to borders,

outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to raised beds, wooden garden shed, external electric power sockets, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C76 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Four Bedroom Detached House
- Kitchen/Dining Room
- Cloakroom and Utility
- Energy Efficiency Rating
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- Available Immediately!

Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented, spacious detached four bedroom house. This fantastic property offers kitchen/dining room, cloakroom with WC, utility room, en-suite shower room, garage, gardens, parking, gas central heating and UPVC double glazing.

Available immediately.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom, four bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

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, abundant free parking, 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, under stairs storage cupboard, tiles to floor, radiator.

Lounge

UPVC double glazed French doors open into rear garden, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room

Modern fitted kitchen units to walls and floor, work surface over, enamel sink unit with mixer tap, integrated appliances including fridge, freezer, microwave, dishwasher, double electric oven and induction hob with extractor hood over, tiles to floor, tiled splashback, UPVC double glazed window to front and rear, two radiators.

Utility Room

Fitted kitchen units to walls and floor, work surface over, space and plumbing for washing machine, cupboard housing modern wall mounted gas central heating boiler, composite entrance door opening to rear garden, tiles to floor, radiator.

Cloakroom

Hand wash basin, WC, tiled splashback, tiles to floor, radiator, extractor fan.

Stairs and Landing

Built-in cupboard housing modern hot water cylinder, radiator.

Bedroom One

UPVC double glazed window to rear, radiator, door to en-suite shower room.

