



Inglenook House, 45a Cley Road, Swaffham, PE37 7NP

Large, well presented, detached four bedroom house with double garage and four reception rooms situated in Swaffham. This fabulous, spacious property has much to offer including utility room, two en-suites, two cloakrooms, gardens, parking and much more!

Price £1,750 pcm To Let

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Available December!

Briefly, the property offers entrance hall, lounge, garden room, dining room, fourth reception room, kitchen, utility room, lobby, two cloakrooms with WC's, four bedrooms, en-suite bathroom to bedroom one, en-suite shower room to bedroom two, bathroom, double garage, parking, gardens, gas central heating and double glazing.

Entrance Hall

Entrance door to front, stairs to first floor, tiles to floor, double glazed window to front and side, radiator.

Lounge

21'0" (6.4m) x 13'11" (4.24m)

Inglenook style brickwork open fireplace, sliding patio doors opening to rear garden, double glazed window to front, two radiators.

Garden Room

15'7" (4.75m) x 20'9" (6.32m)

Vaulted ceilings, double glazed windows to front, side and rear, tiles to floor, French doors opening to both front and rear, three radiators.

Dining Room

11'8" (3.56m) x 14'11" (4.55m)

Double glazed window to front and side, radiator.

Reception Room

19'10" (6.05m) x 12'4" (3.76m)

French doors open into rear garden, double glazed window to side and rear, radiator.

Kitchen

15'0" (4.57m) x 10'11" (3.33m)

Fitted kitchen units to walls and floor, worksurface over, stainless steel sink unit with mixer tap and double drainer, integrated dishwasher, space for large gas Range style cooker, integrated fridge/freezer, walk-in pantry, tiles to floor, tiled splashback, double glazed window to rear and side, two radiators.

Utility Room

14'2" (4.32m) x 7'9" (2.36m)

Fitted kitchen units to walls and floor, worksurface over, enamel butler style sink with mixer tap, space and plumbing for washing machine, built-in storage cupboard, entrance door to rear garden, tiles to floor, tiled splashback, radiator.

Lobby

Entrance door to front and rear garden, personnel door to double garage, tiles to floor, radiator.

Cloakroom One

Hand wash basin, WC, tiled splashback, tiles to floor, obscure glass double glazed window to side, radiator.

Cloakroom Two

Hand wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, radiator.

Stairs and Landing

Built-in cupboard with double doors housing hot water cylinder, Velux roof window, radiator.

Bedroom One

11'8" (3.56m) x 13'1" (3.99m)

Built-in wardrobes, double glazed window to front, radiator, door to en-suite bathroom.

En-suite Bathroom

Four piece suite comprising bath, shower cubicle, wash basin, WC, obscure glass double glazed window to rear, tiled floor, tiled splashback, radiator.

Bedroom Two

11'10" (3.61m) x 11'11" (3.63m)

Built-in wardrobes, double glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, hand wash basin, WC, tiled splashback, tiles to floor, radiator.

Bedroom Three

11'9" (3.58m) x 10'11" (3.33m)

Built-in wardrobes, double glazed window to rear, radiator.

Bedroom Four

8'8" (2.64m) x 13'10" (4.22m)

Double glazed window to front, loft access, radiator.

Bathroom

Four piece suite comprising bath, shower cubicle, hand wash basin, WC, tiled splashback, tiles to floor, obscure glass double glazed window to rear, radiator.

Double Garage

17'7" (5.36m) x 17'3" (5.26m)

Up and over doors to front, window to rear, entrance door opening to lobby, electric light and power.

Outside Front

Front garden laid to lawn, driveway providing off-road parking laid to shingle, established trees, shrubs and plants to beds and borders, gated access to rear garden to the right, open access to rear garden to the left, outside light.

All photographs are provided for guidance only.

- Detached Four Bedroom House
- Very Well Presented
- Four Reception Rooms
- Energy Efficiency Rating C70
- Two En-suites, Two Cloakrooms and Family Bathroom
- Gas Central Heating and Double Glazing
- Garage
- Utility Room

