

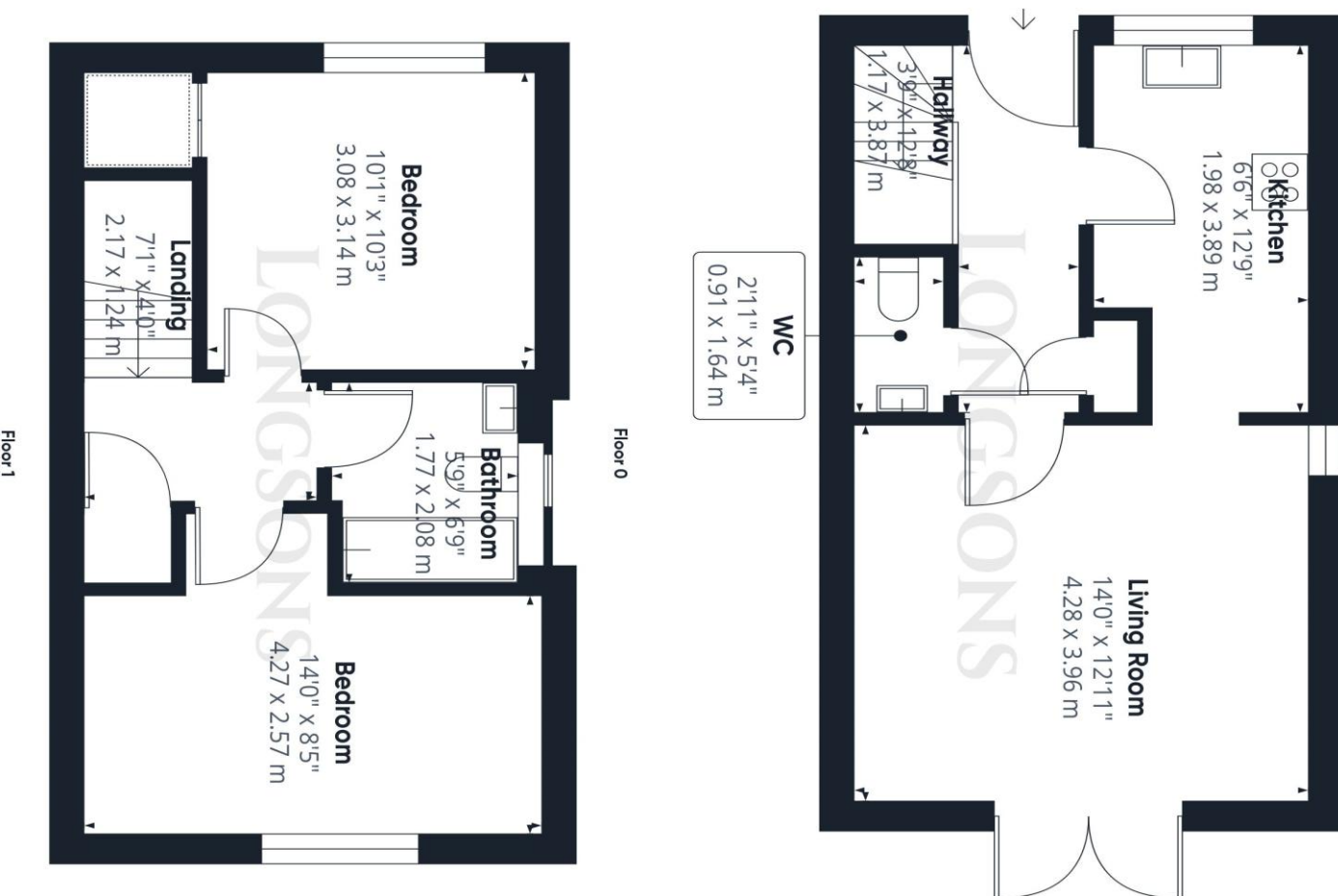


## Corncrake Way, Swaffham, PE37 8PA

Very well presented, modern semi-detached two bedroom house built by the much respected Abel Homes situated just on the outskirts of Swaffham. This fantastic property offers garage, parking, kitchen with integrated appliances, cloakroom, triple glazing and gas central heating.  
Available immediately!

**Price £1,150 pcm To Let**

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



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Situated on a popular development just on the outskirts of Swaffham, Longsons are delighted to bring to the market this very well presented modern semi-detached two bedroom house. This fantastic property was built by the much respected Abel Homes renowned for their quality of build and energy efficiency, and offers garage, parking, gardens, cloakroom with WC, triple glazed windows and gas central heating.

Available Immediately.

Briefly, the property offers entrance hall, lounge, kitchen, cloakroom, two bedrooms, bathroom, garage, gardens, parking, gas central heating and 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, 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, built-in storage cupboard, tiles to floor, radiator.

#### Lounge

**14'0" (4.27m) x 12'11" (3.94m)**  
UPVC double glazed French doors open into rear garden, radiator, opening through to kitchen.

#### Kitchen

**6'6" (1.98m) x 12'9" (3.89m)**

Modern kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven and ceramic hob with extractor hood over, range of other integrated appliances including dishwasher, washing machine and fridge/freezer, tiles to floor, UPVC triple glazed window to front, radiator.

#### Cloakroom

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

#### Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access.

#### Bedroom One

**14'0" (4.27m) x 8'5" (2.57m)**

UPVC triple glazed window to rear, radiator.

#### Bedroom Two

**10'1" (3.07m) x 10'3" (3.12m)**

UPVC triple glazed window to front, built-in storage cupboard, radiator.

#### Bathroom

Bathroom suite comprising bath with mixer shower over and shower screen, hand wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to side.

#### Outside Front

Small front garden laid to a selection of shrubs, path to front door, driveway providing off-road parking for two vehicles, outside lights, gated access to rear garden.

#### Garage

Main up and over door to front, entrance door opening to rear garden, electric power and lights.

#### Rear Garden

Enclosed rear garden laid to the lawn, paved patio seating area, outside tap, outside lights, wooden fence to perimeter, gated access to side.

#### Agent's note

EPC rating A (Full copy available on request)

Council tax band A96 (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Two Bedroom Semi-Detached House
- Energy Efficient Built by Abel Homes
- Garage, Parking and Gardens
- Energy Efficiency Rating
- Gas Central Heating and UPVC Triple Glazing
- Available Immediately

