



Partridge Grove, Swaffham, PE37 7TQ

Well presented three bedroom semi-detached house situated in the popular sought after Heathlands area of Swaffham. The property boasts garage, parking and gardens. Available immediately. Viewing recommended.

Price £950 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>



Approximate total area⁽¹⁾
 692.1 ft²
 64.3 m²

Reduced headroom
 56.61 ft²
 5.26 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Garage
17'1" (5.21m) x 8'7" (2.62m)

Single garage, up and over main door to front, entrance door to rear.

Front Garden

Front garden laid to lawn, driveway to garage with off road parking.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, shrubs, plants and ornamental trees to beds and borders, wooden fence to perimeter, gated access to front.

All photographs are provided for guidance only.

- AVAILABLE NOW
- Three Bedrooms
- Semi-Detached House
- Ground Floor W.C
- Kitchen/Dining Room
- Gas Central Heating
- Garage & Parking
- Popular Location
- ENERGY RATING- TBC

Situated in the popular sought after Heathlands area of Swaffham, Longsons are delighted to bring to the market this well presented three bedroom semi-detached house. The property boasts garage, parking, gardens, kitchen/dining room and gas central heating.

Sorry, no pets or smokers.

Unfurnished and available immediately.

Briefly the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, bathroom, garage, gardens and gas central heating.

ENERGY RATING- TBC

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 have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

Entrance Hall

UPVC double glazed entrance door to front

Lounge

15'2" (4.62m) Max x 14'1" (4.29m)
 Window to front, stairs to first floor, two radiators.

Kitchen/Dining Room

15'2" (4.62m) x 8'9" (2.67m)
 Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, integral electric oven with gas hob over, sliding patio doors opening to rear

garden, glazed double doors opening to lounge, UPVC double glazed entrance door opening to rear garden, window to front.

Cloakroom

Wash basin, WC, tiled splashback, obscure glass window to front, radiator.

Stairs and Landing

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

Bedroom 1

12'9" (3.89m) x 8'10" (2.69m)
 Window to rear, radiator.

Bedroom 2

10'4" (3.15m) x 8'6" (2.59m)
 Window to front, radiator.

Bedroom 3

7'10" (2.39m) x 6'2" (1.88m)
 Window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass window to front, radiator.

