



Introducing
Montagu Close
Swaffham

SOWERBYS

A modern, three-bedroom semi-detached property located within walking distance of the thriving Swaffham town centre. Enjoying a quiet cul-de-sac setting, the property is presented in immaculate condition and boasts versatility in abundance. Available from 16th May on an initial 12-month tenancy.

Upon entering the property, prospective tenants are welcomed by the entrance hall, which leads to the ground floor accommodation. The modern fitted kitchen offers a wealth of cupboard and worktop space, and is equipped with an electric oven. There is also dedicated space for a washing machine and fridge freezer.

The versatile sitting room enjoys generous proportions, providing ample space for all desired furnishings. Completing the ground floor accommodation is a cloakroom with wash basin and WC. A spiral staircase in the sitting room leads to the first floor, where you'll find three bedrooms and the family bathroom.

The principal bedroom is a spacious double, while the second and third bedrooms are singles – either of which would make an ideal office or study for those working from home. The family bathroom includes a shower over bath, wash basin and WC.

The front garden is shingled with a flower bed and a pathway leading to the front door and external storage cupboard. To the rear is a fully enclosed, low-maintenance garden laid to shingle with a raised patio area. A further large enclosed garden sits to the side of the property, also laid to shingle, and includes a timber storage shed next to the garage. The property benefits from a single garage with power and lighting, along with a driveway.

Fired by gas central heating, the property is available from 16th May on an initial 12-month tenancy.

SWAFFHAM

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher

schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

AGENT'S NOTES

- No Smoking
- No Pets
- Unfurnished
- Available May 16th
- 12 Month Initial Tenancy
- Gas Central Heating

LOCATION

What3Words: ///arena.wells.firebird



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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