



Introducing  
Otter Road  
Swaffham

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which home to a cloakroom with wash basin and WC leads to the elegant open plan ground floor accommodation.

The modern fitted kitchen features an array of both cupboard and worktop units, perfect for those looking to display culinary skills. The fully equipped kitchen is offered with an integral electric oven, hob, fridge, freezer, dishwasher and a washing machine. Bathed in natural light, the open plan sitting/dining room boasts versatile dimensions for all desired contents and furnishings. Complete with a useful under stair storage cupboard, the sitting room also features french doors leading to a private rear patio area, perfect for external entertainment amongst the upcoming summer months.

Stairs located in the entrance hall lead prospective tenants to the first floor bedroom and bathroom accommodation.

Enjoying an aspect of the private enclosed garden, the primary double bedroom benefits from the luxury of an ensuite comprising a shower, wash basin, WC and a heated towel rail. The second bedroom is another comfortable double room allowing for all traditional furnishings. The third bedroom, a smaller double room could alternatively be utilised as an office/study for those working remotely.

Complimenting the bedrooms, the main bathroom comprises a shower over bath, wash basin, WC and a heated towel rail.

Externally, the property benefits from a neighbouring driveway providing parking for up to three vehicles leading to a well proportioned single garage with electric supply. The private enclosed garden features a generous patio, a low maintenance lawn and a surrounding gravel boarder.

The property is available August 29th 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'.

There's also a town 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.

### **AGENTS NOTES**

Unfurnished

Pets by negotiation

Gas Central Heating

12 Month Initial Tenancy

Available 29th August 2025

### **COUNCIL TAX**

Band C.

### **ENERGY EFFICIENCY RATING**

A. 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://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

### **LOCATION**

What3Words:///swims.losses.hidden

### **WEBSITE TAGS**

town-life

family-life



# 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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