

TO LET

£1,400 PER CALENDAR MONTH

Woodgate Lane, Swanton Morley, NR20 4NS

Arnolds | Keys





THE PROPERTY

The Vicarage Woodgate Lane, Swanton Morley, NR20 4NS

Substantial modern detached house enjoying a non estate location and offering accommodation including a large welcoming entrance hall, 4 RECEPTION ROOMS and spacious kitchen / breakfast room whilst on the first floor there are 5 BEDROOMS with 2 ensuites and a further family bathroom. To the front of the house there is a large drive / parking area leading to a detached DOUBLE GARAGE. To the rear of the house there is a good size garden. There is oil fired underfloor heating to the ground floor with radiators in the first floor rooms. Full double glazing throughout. The landlord cannot offer a long term tenancy for this property.

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THE DETAILS

Property Details

Swanton Morley has a number of amenities including village shops, garage, primary school, village green and public houses. For a more comprehensive range of amenities and shops, the bustling market town of Dereham is located just 3 miles away and offers a shopping centre, market place, golf course, cinema and swimming pool. The A47 provides direct access to Norwich.

EPC Rating C. Council Tax Band F - Breckland

ENTRANCE HALL
A wide welcoming entrance hall with fitted carpet, stairs to first floor and cupboard under.

CLOAKROOM
WC and wash basin

LOUNGE
A large room with fitted carpet, UPVC double glazed window to front and fireplace with multi fuel stove (NOT TO BE USED). Double doors to garden room.

GARDEN ROOM
Fitted carpet, double doors to garden and double glazed windows.

DINING ROOM
Double doors from lounge. Fitted carpet, double doors to garden and door back to entrance hall.

STUDY / OFFICE
Fitted carpet, UPVC double glazed window.

KITCHEN / BREAKFAST ROOM
A large well fitted room with a comprehensive range of base and wall units and ample work surfaces. Vinyl flooring. Inset sink. Door to side and double doors to garden.

UTILITY ROOM
Base and wall units. Sink. Oil fired boiler for central heating.

FIRST FLOOR LANDING
Fitted carpet.

BEDROOM
Fitted carpet, radiator and UPVC double glazed window.

EN SUITE
Shower, wash basin and WC.

BEDROOM
Fitted carpet, radiator and UPVC double glazed window.

BEDROOM
Fitted carpet, radiator and UPVC double glazed window.

BATHROOM
Bath with shower attachment, wash basin and WC. UPVC double glazed window. Towel rail / radiator.

BEDROOM
Fitted carpet, radiator and UPVC double glazed window.

BEDROOM
Fitted carpet, radiator and UPVC double glazed window.

EN SUITE
Shower, wash basin and WC.

OUTSIDE
Driveway providing ample parking and leading to a Detached Double garage with twin up and over doors.

To the rear of the house there is a good size garden.

TENANTS NOTE

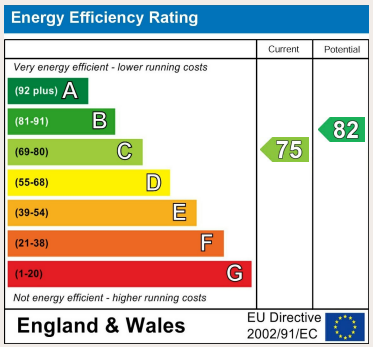


Location









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