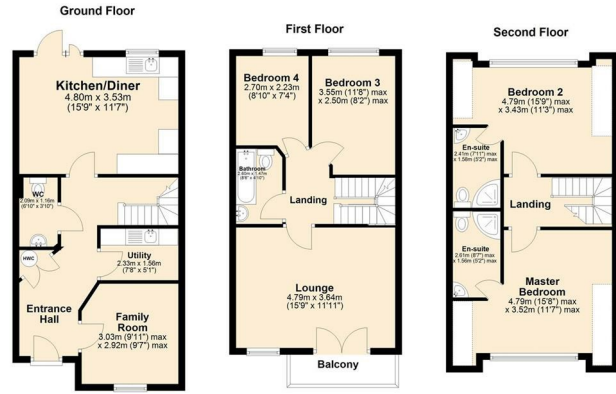




6 | Lydney Close | Swaffham | PE37 7BF

£1,050 PCM

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SALES, LETTINGS & PROPERTY MANAGEMENT



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted here have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

This substantial 4 Bedroom mid terraced townhouse is set in a sought after location and offers versatile accommodation arranged over three floors. The property features four well-proportioned bedrooms, including two generous top-floor doubles, both benefiting from en-suite shower rooms.

The kitchen/diner includes integrated appliances and provides direct access to the enclosed rear garden. A spacious first-floor lounge enjoys access to a balcony, while a ground-floor family room offers additional flexibility, perfect as a home office, playroom or snug.

Further benefits include a ground-floor WC, a first-floor family bathroom, gas central heating and double glazing throughout.

Externally, the property is positioned within a private cul-de-sac and benefits from two allocated parking spaces located close to the entrance. The enclosed courtyard-style garden features a patio and shingle area, with attractive views over extensive green space beyond.

Key features

- Substantial mid-terraced townhouse arranged over three floors
- Two top floor double bedrooms with en-suite shower rooms
- Spacious first-floor lounge with balcony access
- Ground-floor WC, first-floor family bathroom, and two top-floor en-suites
- Two allocated parking spaces
- Four bedrooms across two floors
- Generous kitchen/diner with integrated appliances and direct garden access
- Versatile ground-floor family room, ideal as office or snug
- Gas central heating and double glazing
- Enclosed courtyard-style garden with a patio and shingle area

Council Tax Band & Local Authority: D, Breckland
Deposit Required: £1,211

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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