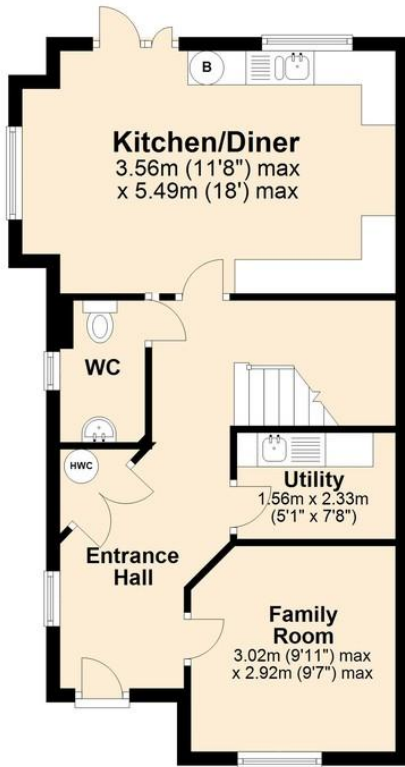


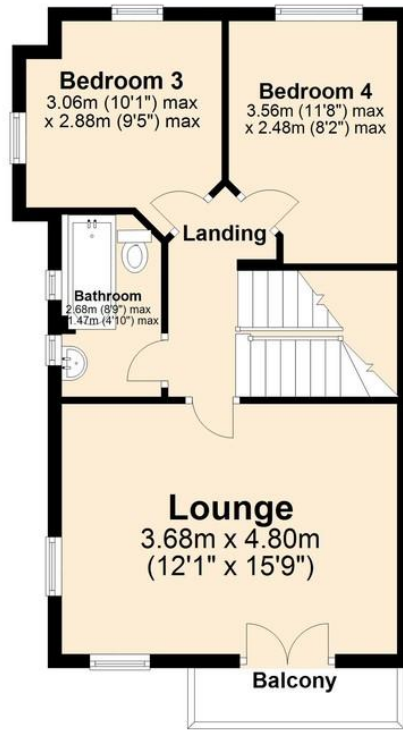
Ground Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



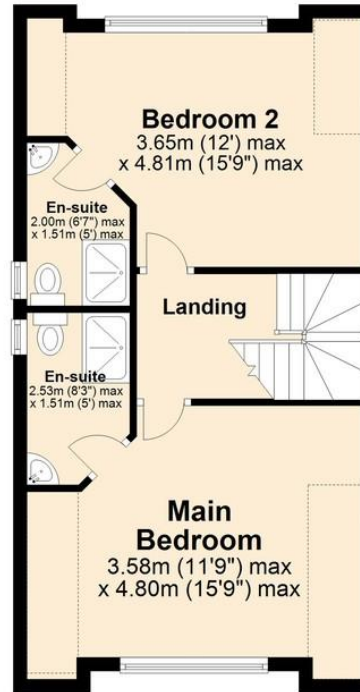
First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Second Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 142.8 sq. metres (1536.6 sq. feet)

OUTSIDE

This family home enjoys a private cul de sac location with 2 numbered parking spaces close to the entrance within the resident's parking area. This end-terraced property enjoys an approx. 51' x 45' max. L-shaped rear garden with beautiful green space and trees to the rear and side. The garden is accessed via a gate to the left-hand side and includes a lawn with corner shingle bed and patio abutting the house.

DIRECTIONS

From Dereham take the A47 towards Swaffham and at the roundabout take the first exit onto Norwich Road. Continue on this road and turn left into Lydney Close immediately after the turning for North Pickenham Road as the road swings right, just before reaching the town centre. The property can be found on the right-hand side, opposite the guest house.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

D

Energy Efficiency Rating Current C 77 Potential B 85



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



End-terraced townhouse occupying a cul de sac location, situated within a small enclave of similar properties, backing onto extensive green space. Accommodation includes 4 bedrooms across 2 floors, a ground floor family room and stylish kitchen/diner plus first floor lounge with balcony access. Outside benefits from allocated parking and enclosed rear garden with stunning views.

Lydney Close

Swaffham | Norfolk | PE37 7BF

£995 pcm

End-terraced townhouse in a stunning location

4 bedrooms over 2 floors including 2 top floor doubles, both with en-suite shower rooms

18' dual aspect kitchen/diner with integrated appliances and garden access

First floor 15'9" lounge with balcony access

Ground floor family room plus separate utility

Ground floor WC, first floor family bathroom plus 2 top floor en-suites

Gas central heating and double glazing

Allocated parking close to the entrance

Enclosed L-shaped garden with beautiful views to the rear

Available end of August 2023!

