



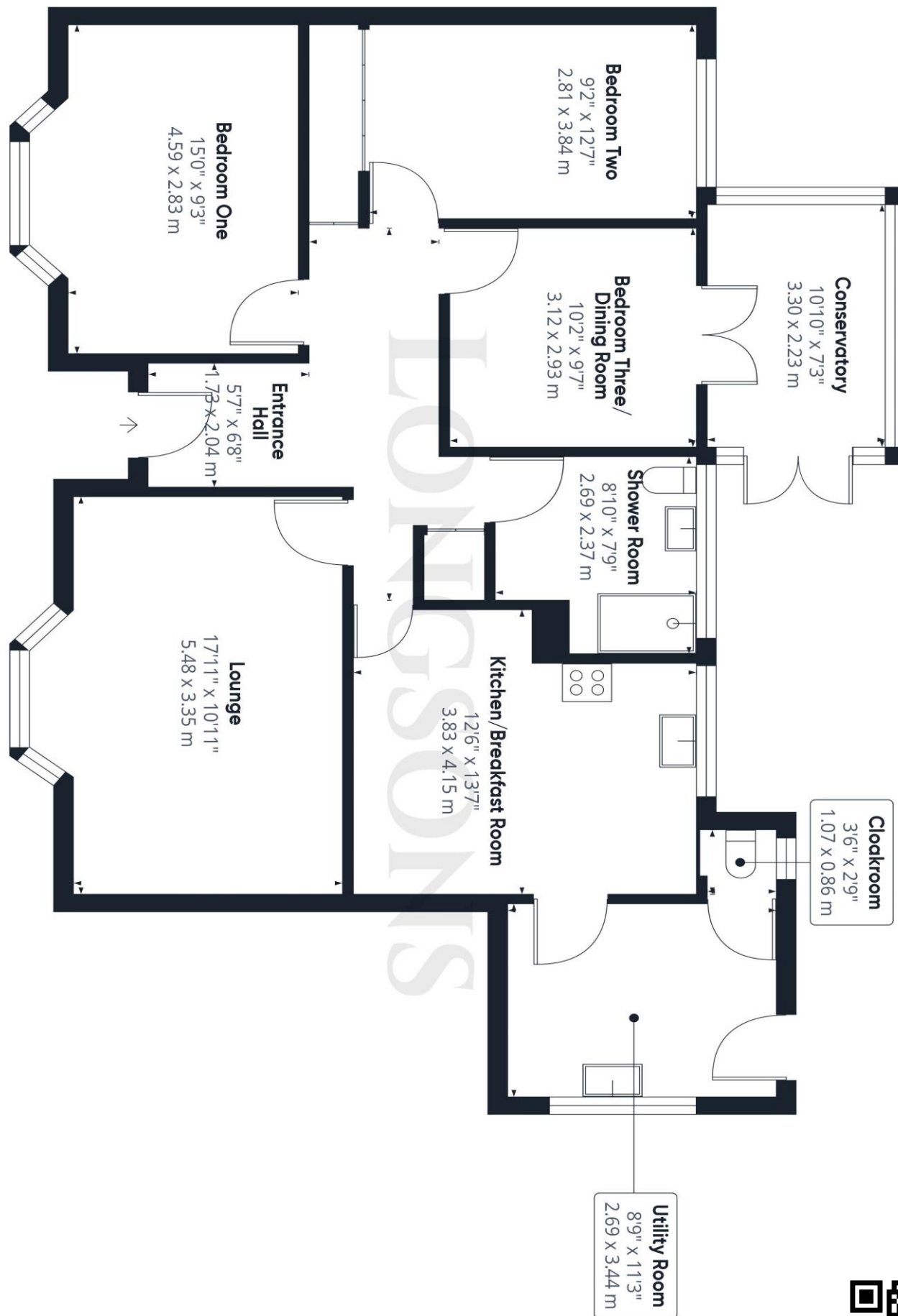
Oaks Drive, Swaffham, PE37 7ER

CHAIN FREE!

Very well presented spacious detached two/three bedroom bungalow situated in a desirable cul-de-sac location within Swaffham. This fantastic bungalow offers conservatory, utility, garage, parking, gardens gas central heating, and UPVC double glazing.

Viewing highly recommended!

Offers in Excess of £350,000 Freehold





Bedroom Three
10'2" (3.1m) x 9'7" (2.92m)
 (Currently used as a dining room)
 UPVC double glazed French doors opening into conservatory, radiator.

Conservatory
10'10" (3.3m) x 7'3" (2.21m)
 Modern UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, electric power and light.

Shower Room
 Double shower cubicle, wash basin and WC both set within fitted cabinet, tiles to floor, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear aspect.

Garage
 Electric main up and over door to front aspect, obscure glass UPVC double glazed window to side aspect, electric light and power.

Outside Front
 The front garden is laid to lawn, driveway laid to block paving offering off road parking, selection of shrubs, plants and ornamental trees to beds and borders, outside light, gated access to rear garden.

Rear Garden
 Well presented enclosed rear garden laid to lawn, paved patio seating area, selection of established shrubs, plants and trees to beds and borders, outside tap, outside light, wooden garden shed, wooden fence to perimeter, gated access to front.

Agent's Notes
 EPC rating C70 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Three Bedrooms
- Conservatory
- Cloakroom
- Utility Room
- Garage and Gardens
- Gas Central Heating
- UPVC Double Glazing

Situated in a desirable cul-de-sac location not too far from Swaffham town centre, Longsons are delighted to bring the market this spacious, detached two/three bedroom bungalow. This superb property offers conservatory, utility, cloakroom, garage, parking, gardens, gas central heating, shower room and UPVC double glazing.

Briefly, the property offers entrance hall lounge, kitchen/breakfast room, utility room, cloakroom with WC, conservatory, three bedrooms, shower room, garage, gardens, parking, gas central heating, and UPVC double glazing.

Offered CHAIN FREE!

SWAFFHAM
 Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free

parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall
 UPVC double glazed entrance door to front aspect, built in cupboard, built in cupboard housing hot water cylinder, radiator.

Lounge
17'11" (5.46m) x 10'11" (3.33m)
 UPVC double glazed bay window to front aspect, two radiators.

Kitchen/Breakfast Room
13'7" (4.14m) x 12'6" (3.81m)
 Fitted kitchen units to wall and floor, work surface over, composite one and

half bowl sink unit with mixer tap and drainer, integrated double electric oven, ceramic hob with extractor hood over, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect, radiator.

Utility Room
11'3" (3.43m) x 8'9" (2.67m)
 Fitted kitchen units, stainless steel sink unit with mixer tap and drainer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, UPVC double glazed entrance door opening to side aspect, UPVC double glazed window to rear aspect, radiator.

Cloakroom
 Hand wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect.

Bedroom One
15'0" (4.57m) x 9'3" (2.82m)
 Fitted wardrobes, UPVC double glazed bay window to front aspect, radiator.

Bedroom Two
12'7" (3.84m) x 9'2" (2.79m)
 Fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

