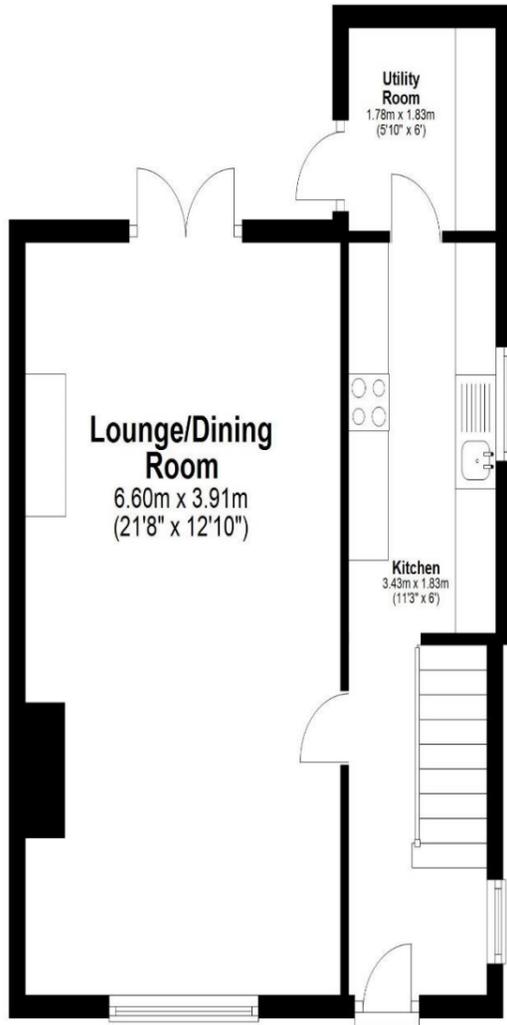


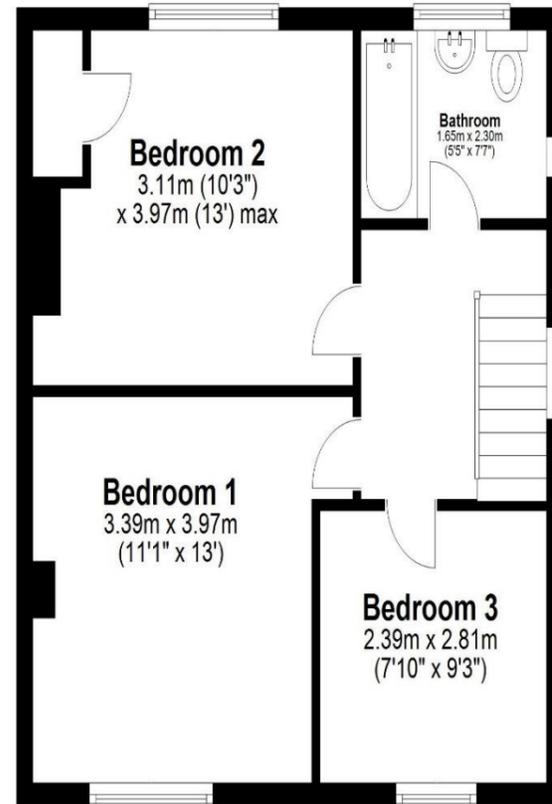
### Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 83.5 sq. metres (899.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only  
Plan produced using PlanUp.



## The Oaklands, Swaffham, PE37 7EL

Well presented three bedroom semi detached house situated within easy reach of Swaffham town centre. The property offers lounge/dining room, utility room, good size rear garden, parking, gas central heating and UPVC double glazing.

**Price £239,995 Freehold**





### Bathroom

Bathroom suite comprising; bath with shower over and shower curtain, wash basin and WC both set within fitted cabinet, tiled splashback, tiles to floor, towel radiator, two obscure glass windows to rear and side aspects.

### Outside Front

Front garden laid to lawn, shingle and concrete areas providing off road parking, outside light, hedge and fence to perimeter, gated access to rear.

### Rear Garden

Rear garden laid to lawn, paved patio and shingle area, brick built out building with electric, wooden garden shed, outside light, hedge and wooden fence to perimeter, gated access to front.

- Semi Detached House
- Three Bedrooms
- Lounge/ Dining Room
- Kitchen & Utility Room
- Good Sized Rear Garden
- Off Road Parking
- Gas Central Heating
- Popular Location

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.

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented three bedroom semi detached house. The property offers lounge/dining room, utility room, good size rear garden, parking, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, utility room, three bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx

30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

### Entrance Hall

UPVC double glazed entrance door to front, UPVC double glazed window to side aspect, stairs to first floor, tiles to floor, under stairs storage cupboard, radiator.

### Lounge/ Dining Room

**21'8" (6.6m) x 12'10" (3.91m) Max**

Feature fireplace with electric fire, UPVC double glazed window to front aspect, UPVC double glazed French doors opening to rear garden, radiator.

### Kitchen

**11'3" (3.43m) x 6'0" (1.83m)**  
Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, intergrated fridge, intergrated electric oven with intergrated hob and extractor hood over, tiled splashback, tiles to floor, UPVC double glazed window to side aspect.

### Utility Room

**5'10" (1.78m) x 6'0" (1.83m)**

Worksurface, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, tiles to floor, UPVC double glazed entrance door to rear garden.

### Stairs & Landing

UPVC double glazed window to side aspect, loft access.

### Bedroom One

**11'1" (3.38m) Max x 13'0" (3.96m) Max**

UPVC double glazed window to front aspect, radiator.

### Bedroom Two

**10'3" (3.12m) Max x 13'0" (3.96m) Max**

UPVC double glazed window to rear aspect, radiator, built in storage cupboard.

### Bedroom Three

**7'10" (2.39m) x 9'3" (2.82m)**

UPVC double glazed window to front aspect, radiator.

