

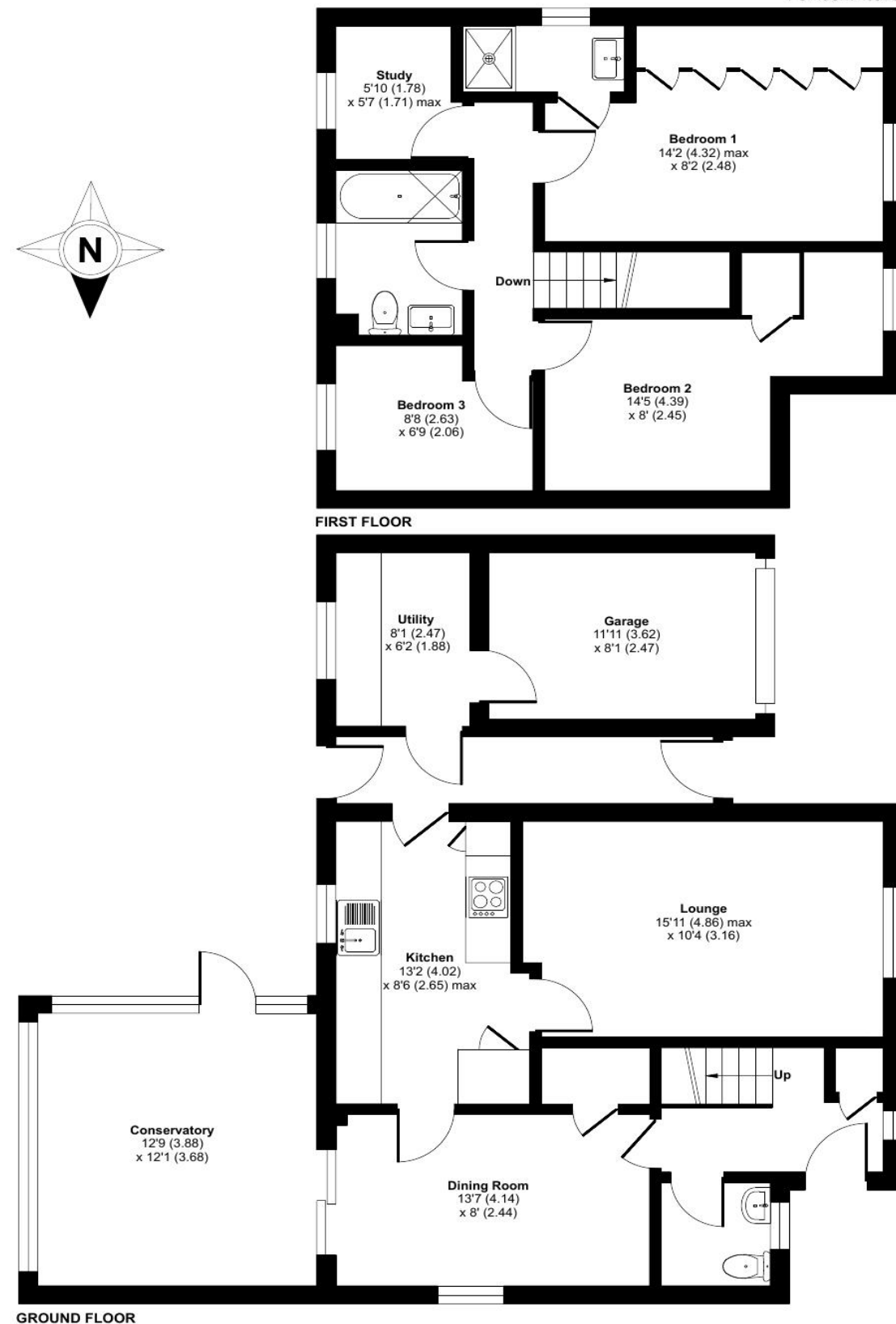
Oulton Close, Swaffham, PE37

Approximate Area = 1254 sq ft / 116.5 sq m

Garage = 90 sq ft / 8.3 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1251463



Oulton Close, Swaffham, PE37 7SG

Well presented, spacious detached three bedroom chalet style house, with three reception rooms situated on a popular development on the outskirts of Swaffham. The property offers garage, gardens, parking, conservatory, gas central heating and UPVC double glazing.

Viewing highly recommended!

Offers Over £270,000 Freehold

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<https://www.longsons.co.uk>

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Situated on a popular development on the outskirts of Swaffham, Longsons are delighted to bring to market this spacious detached three bedroom chalet style house. The property has much to offer and includes three reception rooms, modern conservatory, en-suite shower room, garage, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, study on first floor, conservatory, kitchen, cloakroom with WC, three bedrooms, en-suite shower to bedroom one, bathroom, gardens, parking, garage, gas central heating and UPVC double glazing.

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, built-in storage cupboard, obscure glass UPVC double glazed window to front, stairs to first floor, tiles to floor, radiator.

Cloakroom

Hand wash basin set within fitted cabinet, WC, fully tiled walls, radiator, tiles to floor, obscure glass UPVC double glazed window to front.

Lounge

15'11" (4.85m) x 10'4" (3.15m)
UPVC double glazed window to front, feature fireplace with inset electric fire, UPVC double glazed window to front, radiator.

Dining Room

13'7" (4.14m) x 8'0" (2.44m)
UPVC double glazed sliding patio doors opening to conservatory, under

stairs storage cupboard, UPVC double glazed window to side, radiator.

Conservatory

12'9" (3.89m) x 12'1" (3.68m)
Modern UPVC double glazed conservatory, French doors opening to rear garden.

Kitchen

13'2" (4.01m) x 8'6" (2.59m)
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine and dishwasher, integrated microwave, built-in storage cupboard, built-in cupboard housing hot water cylinder, UPVC double glazed entrance door opening to side, UPVC double glazed window to rear.

Stairs and Landing

Loft access.

Bedroom One

14'2" (4.32m) Max x 8'2" (2.49m) To Wardrobe

Fitted wardrobes, UPVC double glazed window to front, radiator, door opening to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, obscure glass UPVC double glazed window to side, fully tiled walls, extractor fan.

Bedroom Two

14'5" (4.39m) x 8'0" (2.44m)

UPVC double glazed window to front, over-stairs storage cupboard, radiator.

Bedroom Three

8'8" (2.64m) x 6'9" (2.06m)

UPVC double glazed window to rear, radiator.

Study

5'10" (1.78m) x 5'7" (1.7m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear, extractor fan.

Garage

11'11" (3.63m) x 8'1" (2.46m)

Garage divided into two with area to rear area currently used as utility area, remainder of garage to front used for storage.

Outside Front

Low maintenance front garden laid to shingle providing off road parking for several vehicles, outside light, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, covered seating/BBQ area laid to patio paving slabs, wooden garden shed, UPVC storage shed, external power sockets, wooden fence to perimeter, outside light, gating access to front.

Agent's Notes

EPC rating C69 (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 Chalet Style House
- Three Bedrooms
- Three Reception Rooms
- Energy Efficiency Rating -
- Garage, Gardens and Parking
- En-Suite and Family Bathroom
- UPVC Double Glazing
- Gas Central Heating

