



Oaks Drive, Swaffham, PE37 7ER

CHAIN FREE!

Spacious, detached three bedroom bungalow situated on a small sought after development in Swaffham. This fantastic property has much to offer including large wrap around conservatory, garage converted to utility room, parking for several vehicles, gardens, en-suite shower room and more!

Offers in Excess of £375,000 Freehold



Situated on a small sought after development in Swaffham, Longsons are delighted to bring to the market this spacious, detached three bedroom bungalow. This fantastic property has much to offer including large wrap around conservatory, garage converted to utility room, parking for several vehicles, gardens, en-suite shower room to master bedroom and more! Offered for sale CHAIN FREE! Viewing highly recommended. Briefly, the property offers entrance porch, hallway, lounge, large conservatory, kitchen, side porch, three bedrooms, en suite shower room to bedroom one, bathroom, garage currently converted to utility room, parking for several vehicles, gardens, 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.

Entrance Porch
UPVC double glazed entrance door to front, tiles to floor.

Hallway
6'11" (2.11m) Max x 23'7" (7.19m)
Built in storage cupboard with lighting, shelving and mirrored double doors, loft access, radiator.

Lounge
17'11" (5.46m) x 14'0" (4.27m)
UPVC double glazed French doors opening to conservatory, double glazed entrance door opening to conservatory, UPVC double glazed window to side, radiator.

Conservatory
29'2" (8.89m) Max x 25'3" (7.7m) Max
Large modern UPVC conservatory with pitched roof, UPVC double glazed French doors opening to rear garden

and side, access door to garage, electric light and power

Kitchen
11'2" (3.4m) x 11'0" (3.35m)
Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, intergrated electric oven and grille, integrated gas hob with extractor hood over, space and plumbing for dishwasher, built in storage cupboard, built in cupboard housing modern gas central heating boiler, UPVC double glazed entrance door opening to side porch, tiled splashback, tiles to floor, UPVC double glazed window to rear, radiator.

Side Porch
UPVC double glazed porch, entrance door opening to front.

Bedroom One
13'0" (3.96m) x 11'4" (3.45m)
UPVC double glazed window to front, fitted wardrobes, radiator, door to en suite shower room.

En Suite Shower Room
Shower cubicle, wash basin, WC, fully tiled walls, towel radiator, extractor fan, UPVC double glazed window to side, raidator.

Bedroom Two
13'0" (3.96m) x 10'7" (3.23m)
UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom Three
10'11" (3.33m) x 8'9" (2.67m)
UPVC double glazed window to side, radiator.

Bathroom
Bathroom suite comprising bath, shower cubicle, wash basin, WC, fully tiled walls, UPVC double glazed window to side, tiles to floor, radiator.

Garage
Currently with partition wall dividing garage into two with rear section currently set up as utility room with fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, hot water unit, space and plumbing for washing machine, door through to front garage section currently used as storage with up and over door to front.

Outside Front
Low maintenance front garden lid to block paving providing ample off road parking, gated access to side providing

access to garage area one side and the rear garden the other, outside light, wooden fence to perimeter.

Rear Garden
Enclosed rear garden laid to lawn, established shrubs and plants to substantial borders, three wooden garden sheds, greenhouse, outside light, external power sockets, gated access to front.

Agents Note
EPC rating D67 (Full copy available on request)
Council tax band D (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.

- Spacious, Detached Bungalow
- Three Bedrooms with Master En-Suite
- Large Wrap Around Conservatory
- Energy Efficiency Rating D67
- Garage Currently used as Utility Room
- Ample Off Road Parking
- Small, Sought After Development
- Offered For Sale CHAIN FREE!

