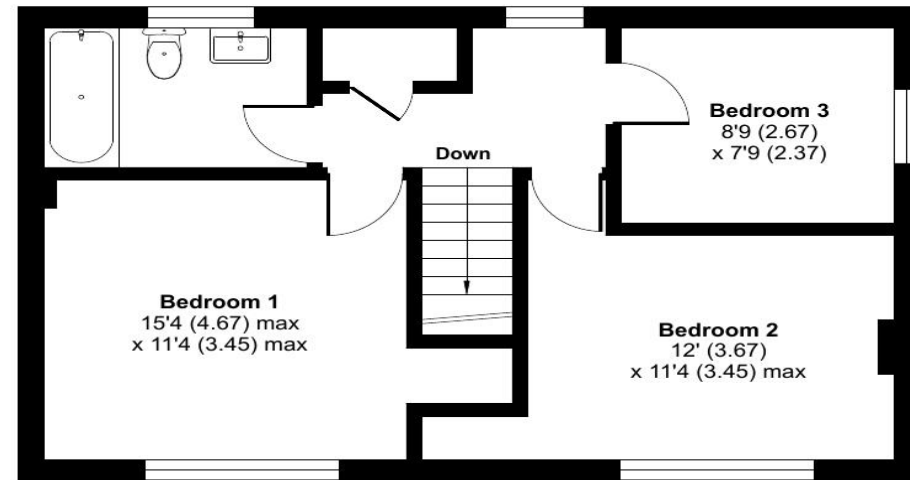


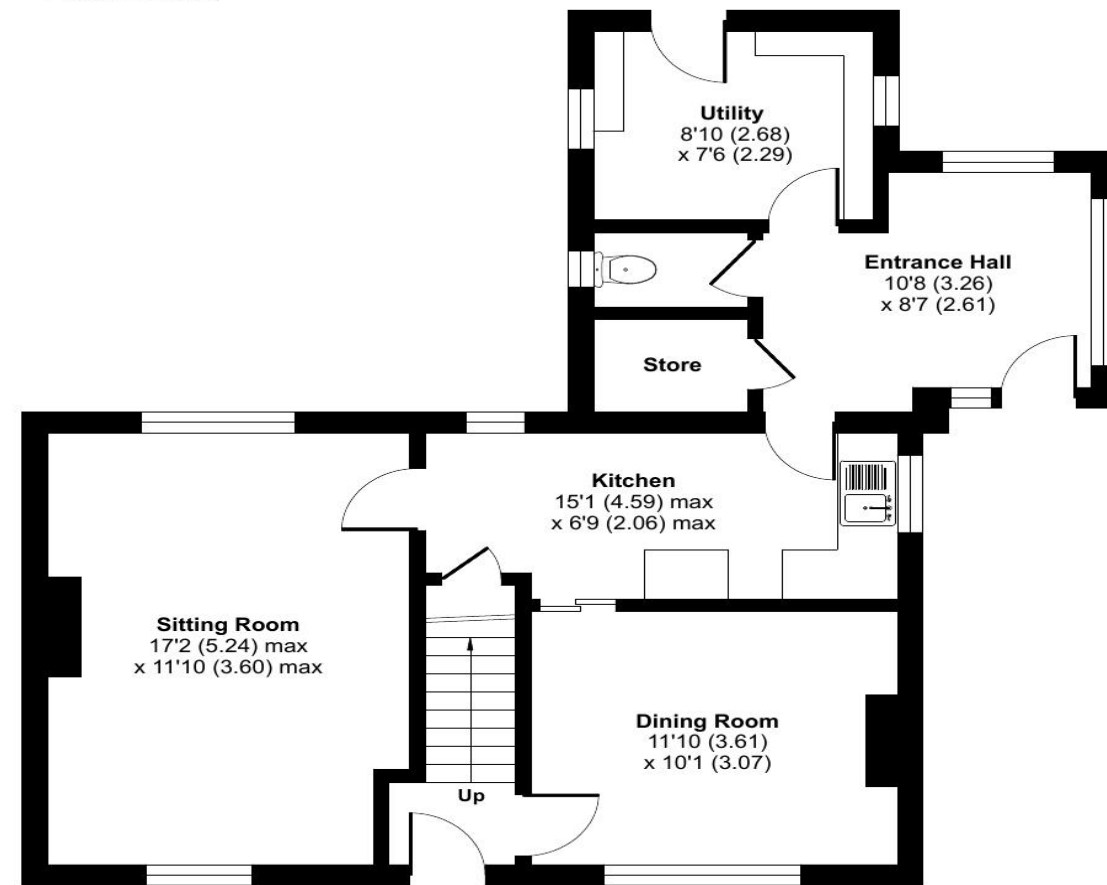
## The Oaklands, Swaffham, PE37

Approximate Area = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF:1362301



### The Oaklands, Swaffham, PE37 7EW

CHAIN FREE! Well presented, semi detached three bedroom house situated in Swaffham. The property offers two reception rooms, utility room, gardens, gas central heating and UPVC double glazing. Viewing recommended!

**Price £240,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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<https://www.longsons.co.uk>





Situated in Swaffham, Longsons are delighted to bring to the market, this well presented, semi detached three bedrooms house. The property offers two reception rooms, utility room, gardens, cloakroom with WC, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility room, rear lobby, cloakroom with WC, three bedrooms, bathroom, gardens, 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

Stairs to first floor, UPVC double glazed entrance door to front, radiator.

#### Lounge

**17'2" (5.23m) Max x 11'10" (3.61m) Max**

UPVC double glazed windows to front and rear, feature fireplace with modern electric fire, radiator.

#### Dining Room

**11'10" (3.61m) x 10'1" (3.07m)**

Feature fireplace with inset modern electric fire, UPVC double glazed window to front, radiator.

#### Kitchen/ Breakfast room

**15'1" (4.6m) Max x 6'9" (2.06m) Max**

Fitted kitchen units to wall and floor, worksurface over, breakfast bar, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for oven and hob, built in understairs storage cupboard, UPVC double

glazed window to rear and side, radiator.

#### Rear Lobby

Built in storage cupboard, entrance door opening to front, windows to front, rear and side.

#### Cloakroom

WC, obscure glass window to side, radiator.

#### Utility Room

**8'10" (2.69m) x 7'6" (2.29m)**

Kitchen units to wall and floor, worksurface over, modern wall mounted gas central heating boiler, space and plumbing for washing machine, entrance door opening to rear garden, window to side, radiator.

#### Stairs & Landing

Built in cupboard, UPVC double glazed window to rear, loft access.

#### Bedroom One

**15'4" (4.67m) Max x 11'4" (3.45m) Max**

UPVC double glazed window to front, clothes rail to alcove, radiator.

#### Bedroom Two

**12'0" (3.66m) x 11'4" (3.45m)**

#### Max

Fitted wardrobe and storage units, UPVC double glazed window to front, radiator.

#### Bedroom Three

**8'9" (2.67m) x 7'9" (2.36m)**

UPVC double glazed window to side, radiator.

#### Bathroom

Bathroom suite comprising; bath, wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

#### Outside Front

Well maintained front garden laid to lawn, selection of shrubs and plants to beds and borders, gated access to parking area (please note, the kerb has not been dropped) laid to shingle, gated access to rear.

#### Rear Garden

Rear garden laid to lawn, two wooden garden sheds, greenhouse, external electric power socket, outside tap, wooden fence to perimeter, gated access to front.

#### Agents Note

EPC rating C72 (Full copy available on request)

Council tax band B (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.

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C72
- Good Sized Garden
- Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

