



## The Oaklands, Swaffham, PE37 7EN

CHAIN FREE!

Very well presented, spacious 3/4 bedroom semi-detached house, situated within easy reach of Swaffham town centre. This superb fully modernised house boasts kitchen/dining room, loft room, luxury bathroom, gas central heating, parking, garden room/annex with heating and shower room.

**Offers in Excess of £295,000 Freehold**





Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the sales market this extended, very well presented, fully modernised spacious three/four bedroom semi-detached house. This superb property boasts kitchen/dining room, log burning stove, cloakroom with WC, luxury bathroom with four piece suite, loft room/bedroom 4/hobby room, low maintenance gardens, garden room/annexe with shower/WC room and own central heating system, can be used as a multi purpose building, plus parking for several vehicles.

Offered for sale CHAIN FREE!

Viewing highly recommended!!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three/four bedrooms, bathroom, loft/hobby room, low maintenance gardens, garden room with shower room and WC, parking for several vehicles, 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 Porch

UPVC double glazed entrance door to front.

#### Cloakroom

Hand wash basin, WC, heated towel rail, obscure glass UPVC double glazed window to side, tiles to floor.

#### Entrance Hall

Stairs to first floor, built-in storage cupboards, tiles to floor, understairs storage cupboard, radiator.

#### Lounge

#### 21'7" (6.58m) x 11'7" (3.53m)

Feature fireplace with inset log burning stove, projector with surround sound system, tiled hearth and wooden mantle over, wood effect laminate to floor, fitted storage units, French doors opening to dining area, UPVC double glazed window to front, radiator.

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#### Kitchen/Dining Room

#### 20'11" (6.38m) Max x 18'9" (5.72m) Max

Modern fitted kitchen units to walls and floor, granite worksurface over, stainless steel one and a half bowl sink unit with mixer tap, integrated double oven, integrated combi/microwave oven, integrated Bosch induction hob with extractor hood over, breakfast bar, two sets of French doors opening to rear garden, integrated wine chiller, tiles to floor with under floor heating, UPVC double glazed window to side.

#### Stairs & Landing

Built-in storage cupboards, UPVC double glazed windows to side, stairs to loft room, radiator.

#### Bedroom One

#### 15'2" (4.62m) Max x 9'0" (2.74m) Max

Sizeable walk-in wardrobe with door opening to under stairs cupboard housing hot water cylinder, UPVC double glazed window to rear.

#### Bedroom Two

#### 11'2" (3.4m) x 8'10" (2.69m)

Fitted wardrobes, UPVC double glazed window to front, radiator.

#### Bedroom Three

#### 11'3" (3.43m) x 8'0" (2.44m)

Built-in storage cupboard, UPVC double glazed window to front, wood effect laminate to floor, radiator.

#### Bathroom

Sizeable bathroom with luxury four-piece suite comprising double walk-in shower cubicle, stand alone double ended bath, two wall mounted sink units, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to rear, heated towel radiator, extractor fan.

#### Loftroom/Bedroom Four/Hobby Room

#### 12'7" (3.84m) x 9'0" (2.74m)

Double glazed Velux roof window, access to eaves storage.

#### GARDEN ROOM/STUDIO

#### Entrance/Studio Area

#### 9'6" (2.9m) x 9'4" (2.84m)

Wood effect laminate floor, UPVC double glazed entrance door to front, wall mounted gas central heating boiler, fitted kitchen units, radiator.

#### Lounge Area

#### 12'0" (3.66m) x 9'5" (2.87m)

Wood effect laminate to floor, UPVC double glazed window to front, radiator.

#### Shower Room

Shower cubicle, hand wash basin, WC, fully tiled walls, wood effect laminate to floor, heated towel radiator, extractor fan.

#### Outside Front

Front garden laid to low maintenance brickweave paving with parking for several vehicles, shrubs and plants to beds and borders, garden wall and wooden fence to perimeter, gated access to rear garden.

#### Rear Garden

Enclosed low maintenance rear garden laid to brickweave paving and artificial grass, raised seating area, covered storage area for logs, wooden garden shed, shrubs and plants to border, wooden fence to perimeter, gated access to front.

#### Agents Note

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.

- Semi-detached House
- Three/Four Bedrooms
- Garden Room with Shower Room
- Energy Efficiency Rating C70
- Luxury Bathroom
- Loft Room/Bedroom Four/Hobby Room
- Well Presented Throughout
- Gas Central Heating and UPVC Double Glazing
- CHAIN FREE!

