



**Oaks Drive, Swaffham, PE37 7ER**

**welcome to**

**Oaks Drive, Swaffham**

A well-proportioned 4 bedroom detached bungalow, occupying a delightful position within this sought-after cul-de-sac location, within easy reach of the town centre. With ample accommodation, the property boasts a generous plot with secluded gardens, extensive off-road parking and a double garage! Internal and external viewing of this home is essential to fully appreciate the accommodation and location offered for sale!



### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Lobby**

Fitted entrance mat, part glazed door opening to:

### **Lounge**

19' 8" x 10' 3" ( 5.99m x 3.12m )

Radiator, wood effect laminate flooring, television and telephone points, UPVC double glazed window to the front aspect, door opening to:

### **Open-Plan Kitchen/ Dining Room**

#### **Dining Area**

18' 2" x 9' 7" ( 5.54m x 2.92m )

A range of floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, plumbing for dishwasher, radiator, part wood effect laminate flooring and part tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, doors opening to the master bedroom and inner hallway, open-plan to:

#### **Kitchen Area**

14' 7" x 7' 9" ( 4.45m x 2.36m )

A further range of wall and floor mounted fitted kitchen units with work surfaces over, tiled splash backs and surrounds, built-in electric oven and gas hob with extractor hood over, fitted breakfast bar, space for American style fridge-freezer, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the side aspect.

#### **Master Bedroom**

17' 3" x 8' 3" ( 5.26m x 2.51m )

Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

### **En Suite Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under and Jacuzzi style bath with rainfall style shower head, additional hand-held shower attachment and bi-fold shower screen over, fully tiled walls, tiled flooring, extractor fan, UPVC double glazed window to the side aspect.

### **Inner Hallway**

Wood effect laminate flooring, door opening to a further inner hallway, door opening to:

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin, panelled bath and separate shower cubicle, heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect.

### **Inner Hallway**

Wood effect laminate flooring, loft access, doors opening to the three remaining bedrooms.

### **Bedroom 2**

13' x 11' ( 3.96m x 3.35m )

Radiator, television point, carpet flooring, UPVC double glazed window to the side aspect.

### **Bedroom 3**

12' 9" x 9' 5" ( 3.89m x 2.87m )

Radiator, television point, carpet flooring, UPVC double glazed window to the side aspect.

### **Former Fourth Bedroom**

9' 4" x 7' 6" + recess ( 2.84m x 2.29m + recess )

Vinyl flooring, dual aspect UPVC double glazed windows to the side and rear, UPVC part glazed external entrance door opening to the rear garden.

### **Outside**

The property is approached via a timber five-bar gate, which opens out to a large driveway that provides ample off-road parking for many vehicles. The driveway provides access to a double garage/workshop with gated access into the rear garden. The front and side of the property boasts a hedge boundary and there is an outside tap within the front curtilage, together with external lighting.

The enclosed rear garden, which offers a good degree of privacy to the occupants, is laid mainly to paving, for ease of maintenance, with some trees and shrub beds, two timber garden storage sheds and a brick-built storage shed, together with a further lawned side garden.

### **Double Garage / Workshop**

19' 7" x 18' 4" ( 5.97m x 5.59m )

Fitted wood burner, timber shelving, work surfaces, power and lighting connected, external security lighting, up and over door.

### **Location**

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

### **Council Tax Band**

This property is Council Tax band C. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

## Oaks Drive, Swaffham

- Flexible 4 bedroom detached bungalow
- L-shaped open-plan kitchen/dining room
- Master bedroom with en suite bathroom
- 4-piece family bathroom suite
- Enclosed rear garden offering a good degree of privacy
- Generous off-road parking space & large detached double garage/workshop
- Gas central heating & UPVC double glazed windows
- One of Swaffham's most sought-after locations

Tenure: Freehold EPC Rating: C

offers in excess of **£450,000**



### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, passing Morrisons Daily and at the traffic lights, turn right. Continue to the mini roundabout, taking the first exit onto London Street. Proceed to the next mini roundabout and continue straight over. Take the left hand turn onto Watton Road and then take the second left hand turn onto Oaks Drive. The property will be found on the left hand side.

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