



The Oaklands, Swaffham, PE37 7EN

welcome to

The Oaklands, Swaffham

Located within this hugely popular development is this very well cared for 3 bedroom semi-detached family home, boasting well-proportioned accommodation within an historic market town. Offering 2 reception rooms, conservatory, generously sized kitchen, well-manicured gardens and off-road parking!



Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, telephone point, wood effect flooring, UPVC double glazed window to the side aspect, doors opening to the dining room and kitchen.

Dining Room

12' 9" x 9' 4" (3.89m x 2.84m)

Radiator, decorative ceiling rose, carpet flooring, UPVC double glazed window to the front aspect, open-plan arch to:

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

Feature electric fireplace with decorative surround and hearth, radiator, television point, decorative ceiling rose, wall lighting, carpet flooring, UPVC double glazed sliding patio doors opening to the conservatory.

Conservatory

9' 6" x 8' 7" (2.90m x 2.62m)

Of UPVC double glazed construction with radiator, wall lighting, tiled flooring, UPVC double glazed French doors opening to the rear garden.

Kitchen / Breakfast Room

21' 5" x 8' 7" max narrowing to 6' 8" min (6.53m x 2.62m max narrowing to 2.03m min)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset enamel 1 1/2 bowl sink and drainer with mixer tap, built-in eye-level double oven and fitted halogen hob with cooker hood over, integrated fridge-freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted gas fired central heating boiler, wall mounted breakfast bar, vertical radiator, tile effect flooring, dual aspect UPVC double glazed windows to the side and rear, UPVC part glazed external entrance door opening to the side aspect.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family shower room.

Bedroom 1

13' max + door recess x 11' 2" (3.96m max + door recess x 3.40m)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

13' max x 10' 2" max (3.96m max x 3.10m max)

Built-in storage cupboard, airing cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

8' 7" x 7' 9" (2.62m x 2.36m)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Shower Room

Suite comprising vanity unit with back to wall w.c, inset hand wash basin with storage space and recently installed low-rise walk-in shower enclosure with inset shower unit, waterproof wall panels, part tiled walls, radiator, vinyl flooring, extractor fan, dual aspect UPVC double glazed windows overlooking the rear and side.

Outside

The property is approached via wrought iron double gates, which open out to a low maintenance gravelled area and driveway, which provides off-road parking and turning space with a retaining dwarf brick wall to the front boundary.

Gated side access leads into the beautifully- tended, enclosed rear garden, which offers a lawned garden area with landscaped and raised plant and shrub bed borders, a paved patio seating area to the immediate rear of the property, together with a circular paved patio area towards the bottom of the garden with adjoining shingle garden areas. Within the rear

garden there is also a timber garden storage shed/workshop and a useful brick-built outbuilding. The gardens are a particular feature of the property, ideal for the keen gardener and must be viewed.

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 is also on an excellent bus route. There is 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 B.

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

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn right. At the mini roundabout, take the first exit and at the next mini roundabout, proceed straight over continue south out of town along London Street. Take the left hand turn onto Watton Road and then take the left hand turn onto The Oaklands. Take the second left hand turn (also The Oaklands) and continue, where the property will be found on the right hand side, just before the turning for Montagu Close, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM109686



welcome to

The Oaklands, Swaffham

- Well-presented 3 bedroom semi-detached house
- Well-tended, landscaped rear garden with brick-built outbuilding
- Gated off-road parking
- Modern fitted kitchen/breakfast room
- Lounge, dining room and conservatory
- Gas fired central heating

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM109686



Property Ref:
SFM109686 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk