



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



**welcome to**

**Oaks Drive, Swaffham**

>>NO ONWARD CHAIN! Extended 3 bedroom detached bungalow, offering spacious living accommodation and situated within easy reach of Swaffham town on the desirable Oaks Drive development. boasting a good size rear garden, ample off-road parking, a large conservatory and much more!



### The Accommodation

Double glazed composite external entrance door opening to;

### Front Porch

Internal door opening to:

### Inner Hall

Carpet flooring, radiator, storage cupboard, doors opening to the kitchen, all three bedrooms, the family bathroom and further door opening to:

### Lounge

18' 1" x 14' ( 5.51m x 4.27m )

Carpet flooring, radiator, ceiling fan light, UPVC double glazed door to the conservatory with further UPVC double glazed French doors opening to the conservatory which wraps around the rear aspect of the property, UPVC double glazed window to side access.

### Kitchen

11' 3" x 11' ( 3.43m x 3.35m )

A fully fitted kitchen with a range of matching wall and base units with contrasting work surfaces over, inset 1 1/2 bowl sink with swan-neck mixer tap, space for a dishwasher, built-in eye-level double oven, inset gas hob with extractor hood over, space for fridge/freezer, tiled flooring, television point, fan ceiling light, radiator, UPVC double glazed window to rear aspect, UPVC double glazed door opening to the side porch.

### Side Porch

4' 10" x 7' 1" ( 1.47m x 2.16m )

Of UPVC construction with double glazed windows and door giving access to the side of the property and the garage door.

### Master Bedroom

13' max x 11' 7" ( 3.96m max x 3.53m )

Radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to the en suite shower room.

### En Suite Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with mains connected shower, tiled walls, radiator, UPVC double glazed window to side aspect.

### Bedroom 2

13' max x 10' 7" ( 3.96m max x 3.23m )

Carpet flooring, radiator and fitted wardrobes. UPVC double glazed window to the front aspect.

### Bedroom 3

8' 10" x 11' ( 2.69m x 3.35m )

Carpet flooring, radiator and UPVC double glazed window to the side aspect.

### Family Bathroom

4-piece suite comprising low level w.c, hand wash basin, panel bath with mixer tap, shower cubicle with mains connected shower, tiled walls, tiled flooring, radiator, extractor fan, fitted bathroom cabinets, UPVC double glazed window to side aspect.

### Conservatory

15' min x 29' 5" ( 4.57m min x 8.97m )

Conservatory of 'L' shape construction. light and airy, tile flooring, UPVC double glazed windows to side and rear aspects, high ceilings and ceiling fan light, French double glazed doors opening to the side and rear aspects and a personal door to the utility room.

### Utility Room

Floor mounts storage units with work surfaces over, inset stainless steel sink and drainer, access do to converted storage garage.

### Garage

Ideal storage space, accessible from utility room, up and over front door, power and lighting.

### Outside

When approaching the property, you will find a brick-weave driveway which provides generous off road parking space for several vehicles. The front part of the garden is set with a selection of established plants, shrubs and trees. gated access is available to the side.

The rear garden is a good size and a particular feature of this property, mainly laid to lawn and interspersed with beautiful plants, flowers and junior trees, paved patio seating area are available to the top and bottom of the garden along with two timber garden storage sheds.

### Council Tax Band

This property is council tax band D

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, passing Morrisons Daily and at the traffic lights, turn right. Continue to the mini roundabout, taking the first 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 along on the left hand side.



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welcome to

## Oaks Drive, Swaffham

- Impressively extended 3 bedroom detached bungalow
- Generously proportioned rear garden with a good degree of privacy
- Ample off-road parking
- Modern fitted kitchen and utility room
- Large 'L' shape conservatory
- 4 piece bathroom and en suite shower room
- Gas fired central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: Awaited

**£450,000**



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



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Property Ref:  
SFM110250 - 0005

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