



Oakleigh Drive, Swaffham, PE37 7AJ

welcome to

Oakleigh Drive, Swaffham

NO ONWARD CHAIN!! Well-presented 2 bedroom link-detached bungalow, located within this popular development for the over 55's, Within walking distance of the town centre. Benefitting from rear facing lounge, fitted kitchen, shower room, enclosed rear garden, driveway and a garage.



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

storage cupboard, radiator, doors opening to the lounge, both bedrooms, the shower room, separate cloakroom w.c and further door opening to:

Kitchen

12' 4" x 8' (3.76m x 2.44m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap over and tiled splash backs, built-in eye-level double oven and gas hob with concealed cooker hood over, integrated dishwasher, space for fridge/freezer, wall mounted gas fired central heating boiler, radiator, UPVC double glazed window to the front aspect.

Utility Room

6' 2" x 6' 5" (1.88m x 1.96m)

A range of matching floor mounted kitchen units with worktops with inset stainless steel sink and drainer, vinyl flooring, half height tiled walls, plumbing for a washing machine, 2 x UPVC double glazed window to side aspect.

Lounge

17' 11" x 11' 10" (5.46m x 3.61m)

Carpet flooring, 2 x radiator, UPVC double glazed windows to rear aspect and UPVC double glazed entrance door opening to the garden.

Bedroom 1

14' 1" x 11' 1" max (4.29m x 3.38m max)

Carpet flooring, built in wardrobes, radiator, UPVC double glazed bay window to the front aspect.

Bedroom 2

14' 8" max x 10' 11" (4.47m max x 3.33m)

Carpet flooring, built in wardrobes, radiator, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising, vanity hand wash basin with

storage under, double shower cubicle with mains connected shower, fully tiled walls, vinyl flooring, radiator, UPVC double glazed window to side aspect.

Outside

To the front of the property, there is a small hard landscaped area leading to the main entrance door, a brickweave driveway to the side leads to the garage, a timber access gate leads from the front to the rear garden.

The rear garden is hard landscaped and boasts a paved patio seating area and is interspersed with a selection of potted plants, along with a raised flower beds to the borders, a timber garden shed is housed with in the garden, which is fully enclosed and completely private.

Garage

Electric roller door, power sockets, lighting, UPVC double glazed window to rear aspect, personal door opening to the garden.

Location

Swaffham is a 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 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 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 L Street out town in the direction of King's Lynn. This road merges into Lynn Road and after the petrol station on the right hand side, take the next right hand turn into Oakleigh Drive.



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welcome to Oakleigh Drive, Swaffham

- Beautiful 2 bedroom link-detached bungalow
- Sought-after over 55's development
- Fitted kitchen and utility room
- Great size double bedrooms
- Low maintenance front and rear gardens, driveway & garage

Tenure: Freehold EPC Rating: C

offers in excess of
£280,000



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:
SFM110297 - 0004

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