



**Oaks Drive, Swaffham PE37 7ER**

**welcome to**

## **Oaks Drive, Swaffham**

A stunning 4-bedroom character property which was originally the infirmary to the Swaffham workhouse. Located within easy reach of the town centre and all of its amenities. Boasting an overall plot size of almost half an acre (stms), this is a wonderful opportunity that must be viewed.



**Accommodation:**

Solid oak entrance door opening to:

**Entrance Lobby**

Tiled flooring, two double glazed windows to side aspect, multi pane glazed internal door opening to:

**Kitchen/Breakfast Room**

20' 7" max x 9' ( 6.27m max x 2.74m )

A comprehensive range of wall and floor mounted fitted kitchen units with a combination of wooden work surfaces, and granite; ceramic sink and drainer with extending mixer tap; space for a range-style cooker; integrated dishwasher, tiled effect flooring; built-in Neff single oven, built-in Neff microwave; granite topped breakfast bar; three double glazed windows, two with a view to the front and one to the side of the house; door opening to:

**Utility Room**

7' 8" x 3' 3" ( 2.34m x 0.99m )

Matching wall mounted fitted units, high shelving all around, work surface over space for washer and dryer, plumbing for washing machine; window to front aspect.

**Inner Hall**

Radiator, tiled flooring, stairs leading to first floor landing, doors opening to conservatory, dining room and further door opening to:

**Drawing Room**

18' 5" max x 15' 1" ( 5.61m max x 4.60m )

Feature fireplace with inset log burning stove, exposed wooden flooring, three radiators, television, decorative ceiling rose and coving, sash window rear aspect.

**Dining Room**

18' 5" x 15' 1" ( 5.61m x 4.60m )

Feature fireplace with inset log burning stove, exposed wooden flooring, two radiators, television point, decorative ceiling rose and coving, sash window to rear aspect.

**Conservatory**

11' 1" x 9' 7" ( 3.38m x 2.92m )

Of brick built base construction with double glazed windows overlooking the rear garden; ceramic tiled floor and windowsills; radiator; lighting; power sockets; double doors opening to the garden.

**First Floor Landing**

Carpet flooring; sky light; doors opening to bedrooms and the family bathroom.

**Master Bedroom**

18' 6" x 8' 11" max 15 ( 5.64m x 2.72m max 15 )

Two radiators; vinyl wood-effect flooring; dual aspect windows to front and rear aspect; half-glazed door with patterned privacy glass opening to:

**En Suite Shower Room**

Suite comprising low level W.C, hand wash basin, double shower cubicle, fully tiled walls, tiled flooring, heated towel rail, bathroom cabinet, extractor fan.

**Bedroom 2**

14' 7" x 9' 4" ( 4.45m x 2.84m )

Built-in half-height wardrobe; two radiators; carpet flooring, window to front aspect.

**Bedroom 3**

15' 2" x 7' 8" ( 4.62m x 2.34m )

Radiator, carpet flooring, built-in large double wardrobe; built-in double cupboard; window to front aspect.

**Bedroom 4**

14' 9" max x 7' 8" ( 4.50m max x 2.34m )

Radiator, carpet flooring, sash window to rear aspect.

**Family Bathroom**

Luxury 4 piece bathroom suite comprising back to wall w.c, hand wash basin, lovely free-standing roll top bath with mixer tap and hand held shower attachment, tiled flooring, double shower cubicle with mains connected shower, storage cupboard, radiator, double glazed window to front aspect.

**Outside**

The property sits in the centre of a mature landscaped plot of close to half an acre (stms). As you approach via Oaks Drive you enter through double gates onto a sweeping driveway laid to gravel which opens onto further off-road parking which would make an ideal space for a cart lodge or car port. To the edge of the driveway there is a brick-built storage building with power points and surrounded by a mature camelia and hibiscus. To the rear of the house, which is partly covered by a wisteria, is a large lawn,

mature trees, planted beds and a wide variety of shrubs. There is also a lean-to timber building for storing the ride-on mower. With access to the side garden which is lined with very tall bay trees, this wonderful garden enjoys a bright aspect and a good degree of privacy. There are two patios/seating areas and a perimeter path.

**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 is 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, sport and leisure facilities and on the outskirts, a popular golf club. 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 E.

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, 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 at the end of the cul-de-sac.



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## Oaks Drive, Swaffham

- Spacious 4-bedroom period property, semi-detached on ground floor
- Large kitchen/breakfast room,
- Large drawing room & formal dining room
- Master bedroom with en-suite, a further three double bedrooms, and luxury family bathroom
- Generous garden, offering a good degree of privacy

Tenure: Freehold EPC Rating: D  
Council Tax Band: E



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. 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. Must rely upon its own inspection(s). Powered by www.focalagent.com

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109191 - 0007

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