



Holm Oak Gardens, Swaffham PE37 7XF

welcome to

Holm Oak Gardens, Swaffham

>>NO ONWARD CHAIN! Lovely 3 bedroom detached bungalow situated within easy reach of Swaffham town on the desirable Holm Oak Gardens development. boasting a completely private rear garden, driveway off-road parking, a large kitchen/diner and much more!



Accommodation:

UPVC part glazed entrance door with fixed side panels.

Entrance Hall

Carpet flooring with fitted Coir Roll matting, radiator, loft access, built-in storage cupboard, airing cupboard and walk-in storage cupboard with UPVC double glazed window, internal doors opening to all rooms.

Lounge

17' 6" x 15' 7" (5.33m x 4.75m)

Carpet flooring, feature fireplace, ceiling and wall mounted light fittings, radiator, TV and telephone point, smooth ceilings, two UPVC double glazed windows to front aspect.

Kitchen/Diner

17' 6" x 12' 8" (5.33m x 3.86m)

A range of shaker style floor and wall mounted cupboards with work surfaces over, inset 1 1/2 bowl sink and drainer with swan-neck mixer tap over, built-in eye-level double oven, gas hob with concealed cooker hood over, space for a fridge/freezer, integrated dishwasher, tiled flooring, radiator, ceiling spotlights, dual aspect UPVC double glazed window to the side and rear overlooking the garden, UPVC double glazed French doors opening to the rear aspect, internal door opening to:

Utility Room

8' 1" x 7' 8" (2.46m x 2.34m)

Matching floor and wall mounted units with work surfaces over, 1 1/2 bowl sink with drainer with swan-neck mixer tap over, tiled splash backs, space and plumbing for a washing machine, space for a dryer, wall mounted gas boiler, tiled flooring, UPVC double glazed window and door opening to rear aspect.

Bedroom 1

14' 6" x 10' 2" (4.42m x 3.10m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect, internal door opening to:

En Suite Cloakroom W.C

Suite comprising low level w.c, vanity hand wash basin with storage under and tiled splashbacks, tiled flooring, wall mounted heated towel rail, built-in storage cupboard, fitted bathroom mirror with light over, shaving point, obscure glass UPVC double glazed window to rear aspect,

Bedroom 2

10' 3" x 10' 2" (3.12m x 3.10m)

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Bedroom 3

11' 5" x 9' 5" (3.48m x 2.87m)

Carpet flooring, radiator, built-in book cases, UPVC double glazed window to front aspect.

Family Bathroom

Four piece bathroom suite comprising low level w.c, hand wash basin with tiled splashback, panelled bath with fully tiled wall behind, sliding door walk in shower cubicle with fully tiled walls, tiled flooring, extractor fan, UPVC double glazed window to rear aspect.

Outside

An attractive brick and flint front elevation is approached via a shingle driveway leading to the garage and providing off road parking. To the front is a part lawned with established shrubs and a brickweave pathway leading to the front door.

The rear garden, which is a particular feature of the bungalow, is laid partly laid to lawn with an beautiful established and well manicured selection of plants, shrubs and flowers, a paved patio seating area is just a couple of steps down from the kitchen/diner, the garden offers complete privacy and is completed with outside lighting, an outside tap and access to the garage.

Garage

Up and over front door, power sockets, lighting, UPVC double glazed door to the side aspect and a personal door to the garden.

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, sport and leisure facilities and 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 D

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

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Agents Note

The vendor is aware of a service charge for the communal areas on the development. This is currently set at £117 per quarter.

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 third left hand turn onto Holm Oak Gardens. The property will be found along on the right hand side.



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welcome to

Holm Oak Gardens, Swaffham

- Attractive 3 bedroom detached bungalow
- Large front facing lounge
- Modern fitted kitchen/diner and utility room
- En-suite cloakroom w.c and 4-piece family bathroom
- Gas fired central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D



offers in excess of

£375,000

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

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Property Ref:
SFM110479 - 0002

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