



# THE OAKS

FROM SEED TO SANCTUARY



INTRODUCING

# The Oaks

Acorn Drive, Swaffham, Norfolk  
PE37 7PT

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Ready To Move Into

Five Double Bedrooms

Two En-Suites and Bathroom

Principal Bedroom Suite with Fully  
Fitted Walk-In Wardrobe

Outstanding Kitchen/Dining/Family Room

West-Facing Garden and Patio

Double Garage and Spacious Driveway

Wonderful Specification Throughout

Gated Community Just Outside of Town

10 Year Warranty

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This wonderful five bedroom family home needs to be seen to be appreciated. Sitting in a small gated community of similar homes, The Oaks can be found just to the edge of the market town of Swaffham.

The ground floor features two reception rooms - a lovely sitting room with oversized fireplace, and a further reception room - which could be a formal dining room, play room, home office or snug. At the heart of the home is the outstanding kitchen with bold navy shaker cabinets, quartz worktops, induction hob range cooker, wine cooler, large breakfast bar with room for four stools, and an AEG dishwasher. The spacious utility room tastefully matches the kitchen cabinets.

The kitchen is more spacious and flexible than most, with room for a large dining table and a sitting area too. All five bedrooms are doubles, there are two en-suites and a family bathroom. Fitted wardrobes are in abundance providing plenty of storage, with the additional benefit of a fully fitted dressing room to the principal bedroom.

The exterior delivers a fabulous package with permeable brick driveway offering parking for numerous vehicles, double garage with electric door, west facing fully turfed rear garden, and a large Indian sandstone patio.

The specification at The Oaks is far beyond the usual expectations of this price point. In addition the new owners can expect a full burglar alarm fitted, energy saving fuel bills with the help of outstanding insulation, an air source heat pump, underfloor heating downstairs and the very latest in solar PV technology. A 10-year warranty is also included.











## THE DEVELOPER

With more than 20 years of experience in design, construction, and management, Pellamay Property is a family-run organisation, we have built our reputation on delivering affordable, exceptional homes with outstanding customer care throughout the process.

Our residential properties are designed to meet a range of needs, from cosy starter homes to spacious family residences. With our extensive experience in property development, we are committed to helping you find or create the perfect home for your lifestyle.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Swaffham

AN HISTORIC MARKET TOWN  
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



*Note from Sowerbys*



“It’s easy to  
imagine yourself  
enjoy the space  
and solitude of  
the rear garden at  
The Oaks.”



## SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via an air source heat pump. Solar PV panels linked to the heating and hot water systems. High speed fibre broadband with point to all main rooms. Powerpoint fitted for EV Charging station.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

What3words: ///observers.hobble.stretch

## AGENT’S NOTE

Some photographs have been virtually staged to show how the property could look once furnished and are of an identical house type on the development.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Land & New Homes Specialists

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