



THE OAKS

FROM SEED TO SANCTUARY



INTRODUCING

The Oaks

Acorn Drive, Swaffham, Norfolk
PE37 7PT

'A' Rated Energy Efficiency (94 pts)

Five Double Bedrooms

Three Bathrooms (Two En-Suite)

Fabulous Kitchen, Dining, Family
Room Overlooking the Garden

Private Gated Community on the
Outskirts of Swaffham

Double Garage and Spacious
Brick Weave Driveway

Outstanding Specification Throughout

Solar PV and Air Source Heating

West Facing Private Garden

10 Year ICW New Home Warranty

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

This incredible 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 a traditional oversized brick 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, dining, family room with bold navy shaker cabinets, beautiful 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 first floor is equally as compelling as the ground floor. 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 which is a wonderful touch of additional luxury rarely found at this price point.

The exterior offers absolutely everything you could hope for. A permeable brick driveway immediately strikes the impression of luxurious specification, whilst offering parking for numerous vehicles. There is a double garage with electric door, west facing fully turfed rear garden, and a large Indian sandstone patio. The privacy of the rear will also appeal to those who enjoy outdoor entertaining.

The specification at The Oaks is far beyond the usual expectations of this price point. The new owners will enjoy a full burglar alarm fitted, outstanding insulation, an air source heat pump with the very latest heating and hot water systems, underfloor heating downstairs and the most recent solar PV technology. A 10-year warranty is also included.





Specification

CONSTRUCTION

- Traditional brick and block, pantile roof
- Black downpipes/guttering
- Concrete floor to ground floors with timber to upper floors
- Low maintenance uPVC casement windows
- Composite external doors (additional security feature to front door)
- Cream silicon render

EXTERNAL FINISHES

- Generous sized west facing garden
- Electric garage door in graphite grey
- Outside lighting, power and tap
- Close board fencing (concrete gravel boards and posts)
- Personal gates to both exterior sides
- Front garden enclosed with post & rail fencing
- Front and rear lawns fully turfed
- Generous sized permeable brick weave driveway
- Generous sized Indian sandstone tiled patio
- Gated community with phone & fob operated electric gates

INTERNAL FINISHES

- Luxury oak veneered interior doors with stainless steel ironmongery
- Locally handmade staircase in hardwood oak
- Floorings included throughout – mix of tiled and carpet
- Traditional brick fireplace with oak beam and granite hearth
- Full SSAIB approved alarm system covering house and garage
- Fully fitted luxurious walk-in wardrobe
- Generous array of fitted cupboards throughout the property

KITCHEN

- Stunning navy shaker kitchen cabinets with chrome bar handles
- 30mm quartz worktops with quartz upstands
- Oak top breakfast bar with pendant lighting over

- Induction hob range cooker
- Quality integrated appliances including dishwasher
- Wine cooler
- Integrated waste bins
- Water softener
- Stainless steel undermounted 1.5 bowl sink with contemporary mixer tap
- Multi-zone LED lighting

UTILITY ROOM

- Matching cabinets to the kitchen
- Stainless steel sink with mixer tap
- Oak hardwood worktops with oak upstands
- Spaces provided for washing machine and tumble dryer
- Door to exterior
- Space and plumbing for American style fridge freezer

BATHROOMS

- White sanitary ware
- Vanity units to all hand wash basins
- Large format floor tiles
- Heated towel rails
- LED Illuminated mirrors with anti-mist and shaving points
- Oversized 1800 by 800 bath with shower over (to main bathroom)
- Additional shaving/charging points to bathroom vanity unit
- En-suite showers have dual heads

ELECTRICAL

- Solar PV linked directly to hot water
- Energy efficient down-lighters and LED lamps throughout
- Air source heat pump & zoned underfloor heating to ground floor, air source specific radiators to first floor
- Point for EV charging station
- TV / Cat 5 points to all main rooms and bedrooms
- Pre-wired for satellite to all main rooms
- Fibre optic super-fast broadband
- Hard wired smoke / heat alarms
- Lighting and power points to garage
- Tap and wash basin fitted inside garage



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.
Copyright V360 Ltd 2023 | www.houseviz.com

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.



WARRANTY & CERTIFICATION

10 year ICW new home warranty
6 year insurance backed RICS architects certificate
LABC full certification (Breckland Council)

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 points to all main rooms. Power point fitted for EV charging station.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

A. Ref:- 4035-6638-5500-0845-3296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold with all residents taking control of some shared maintenance (no management company).

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.

As part of the approved planning consent, the developer implemented enhanced groundworks specifically designed to enrich and protect the land's integrity for years to come. These improvements were completed to an exceptional standard and have been fully signed off by building control.

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

