



Oakleigh Drive, Swaffham, PE37 7AJ

welcome to

Oakleigh Drive, Swaffham

A well presented 2 bedroom semi-detached home, located within this popular development for the over 55s, in walking distance of Swaffham town centre. Boasting 2 good sized bedrooms, first & ground floor shower/bathrooms, enclosed rear garden, driveway parking and a garage!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, wood flooring, double glazed Velux style window, doors opening to the lounge, dining room and kitchen, further door opening to:

Ground Floor Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and shower cubicle with glass shower screen and mains powered shower over, fully tiled walls, radiator, tile effect flooring, UPVC double glazed obscure glass window to the side aspect.

Kitchen

A range of wall and floor mounted fitted kitchen units with granite effect work surfaces over, inset 1 & 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye level electric oven and inset gas hob with concealed cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge-freezer, wall mounted gas fired central heating boiler, radiator, tile effect flooring, UPVC double glazed window to the front aspect, French style doors opening to:

Lounge

Electric fireplace with decorative surround and hearth, radiator, television and telephone points, wood flooring, UPVC double glazed French doors opening to the rear garden.

Dining Room

Radiator, telephone point, carpet flooring, UPVC double glazed window to the rear aspect.

First Floor Landing

Airing cupboard, radiator, carpet flooring, doors opening to both bedrooms and the bathroom.

Bedroom 1

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

Radiator, carpet flooring, loft access, UPVC double glazed window overlooking the rear aspect.

Bathroom

Suite comprising low level w.c, pedestal hand wash basin and panelled bath with mixer taps and additional hand held shower attachment over, part tiled walls, radiator, shaver point, extractor fan, tile effect flooring, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

To the front of the property, there is an attractive lawned garden area with a pathway leading to the main entrance door. A side driveway provides off-road parking and access to the brick built single garage.

A side access gate leads into the fully enclosed rear garden, which is laid mainly to lawn with a paved patio seating area, well-tended plant and shrub bed borders and timber garden storage shed, a retained timber fence completes the rear garden.

Garage

Up and over door to the front aspect, personal door opening into the rear 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 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 C.

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

Agents Note

We have been informed by the vendor that this property is subject to an annual maintenance charge of approximately £150.00, this is subject to yearly review. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Oakleigh Drive, Swaffham

- Beautifully presented 2 bedroom semi-detached house
- Fitted kitchen with separate dining room
- Rear facing lounge with French style doors opening to the enclosed rear garden
- Ground floor shower room & first floor bathroom
- Sought after over 55's development

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn 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 (also sign posted Private Road). Continue along, taking the left hand turn and then take the second left hand turn, where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111367 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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