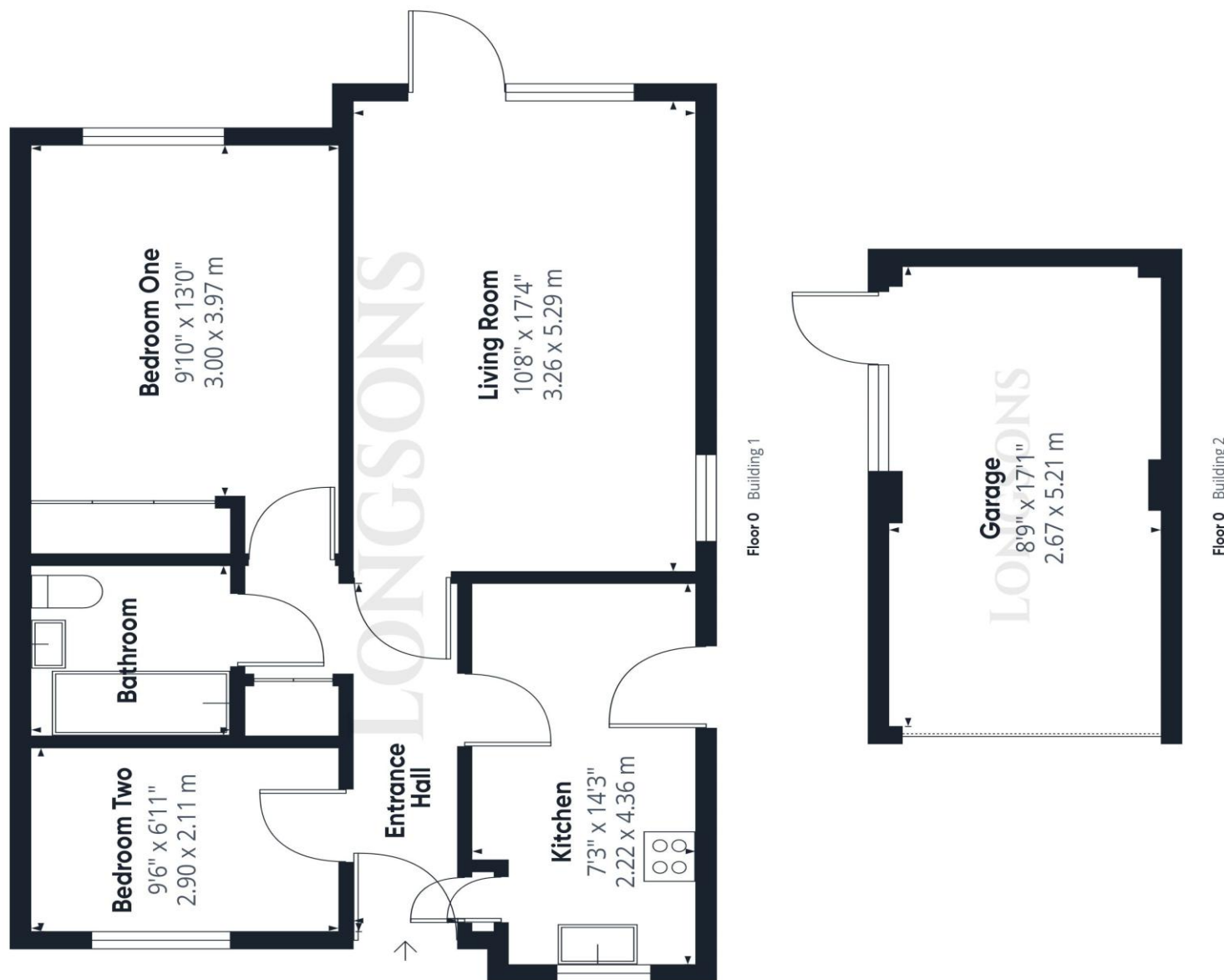




Oakleigh Drive, Swaffham, PE37 7AJ

Very well presented two bedroom semi-detached bungalow situated on a popular development for over 55's in Swaffham. The property boasts kitchen, lounge, bathroom, gardens, off-road parking, garage, gas central heating and UPVC double glazing.

Price £230,000 Freehold





Situated within a popular over 55's development in the market town of Swaffham, Longsons are delighted to bring to the market this very well presented two bedroom semi-detached bungalow. The property has much to offer including kitchen, lounge, bathroom, garden space, off-road parking, garage, gas central heating and UPVC double glazing throughout.

Briefly, the property offers entrance hall, kitchen, living room, two bedrooms, bathroom, gardens, garage, off-road parking, gas central heating and UPVC double glazing.

SWAFFHAM
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three

doctors' surgeries, abundant free parking, as well as three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall
Composite entrance door, built-in storage cupboard, radiator, loft access, airing cupboard.

Lounge
17'4" (5.28m) x 10'8" (3.25m)
Two radiators, UPVC double glazed window to side and rear, composite entrance door to rear.

Kitchen
14'3" (4.34m) x 7'3" (2.21m)
Tiles to floor, fitted cabinets to floor and wall, laminate worktop over and tiled splashback, space for upright fridge/freezer, integrated double oven, ceramic hob with extractor hood over, wall mounted combination boiler set within fitted cabinet, inset stainless steel one and a half bowl sink unit with mixer tap and drainer, two seater breakfast bar, radiator, space and plumbing for washing machine, UPVC double glazed window to front, obscure UPVC double glazed entrance door to side.

Bedroom One
13'0" (3.96m) x 9'10" (3m)
Radiator, UPVC double glazed window to rear, built-in wardrobes.

Bedroom Two
9'6" (2.9m) x 6'11" (2.11m)
Radiator, UPVC double glazed window to front.

Bathroom
Vinyl to flooring, WC, hand washbasin set within fitted cabinet, bath with mixer tap and shower attachment with shower screen, tiled splashback, extractor fan, towel radiator.

Rear Garden
Laid to lawn, paved patio area, fencing to perimeter, established plants and shrubs to beds, personal door to garage, outside lighting.

Garage
17'1" (5.21m) x 8'9" (2.67m)
Up and over door, UPVC double glazed window to side, personal door to side, light and power.

Front of Property
Laid to shingle, paved pathway to front door, driveway, outside lighting and outside tap.

Agent's Note
EPC rating C73 (Full copy available on request).
Council tax band B (Own enquiries should be made via Breckland District Council).

Please note there is a service charge of approximately £150 per annum for the upkeep of the development.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Very Well Presented
- Two Bedrooms
- Situated on Popular Over 55's Development
- Energy Efficiency Rating C73
- Garden, Off-Road Parking and Garage
- Gas Central Heating and UPVC Double Glazing

