

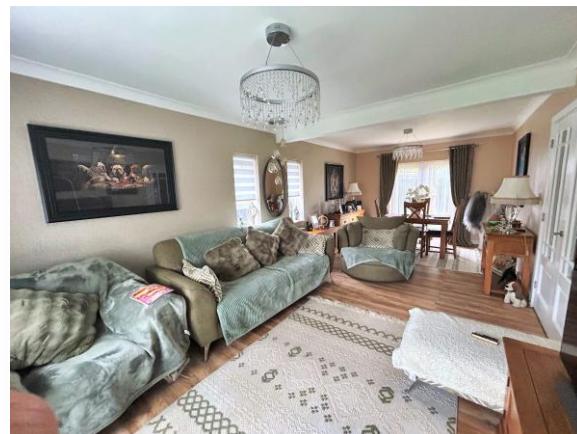


Oaks Drive, Swaffham, PE37 7ER

welcome to

Oaks Drive, Swaffham

An immaculate 3 bedroom detached bungalow, offering contemporary style living and situated within easy reach of Swaffham town on the desirable Oaks Drive development. The property has been modernised & improved in recent years, boasting large gardens, off-road parking, a studio/home office and more!



The Accommodation

Double glazed composite external entrance door opening to;

Entrance Hall

With LVT flooring, airing cupboard housing hot water tank and offering additional storage space, loft access and radiator.

Lounge/Dining Room

23' 3" x 10' 11" (7.09m x 3.33m)

With fitted carpet flooring, TV point, radiators and triple aspect double glazed windows together with French style doors opening to the rear garden.

Kitchen

12' x 11' 11" max extending to (3.66m x 3.63m max extending to)

A well-equipped kitchen with a range of matching wall and base units with complementary rolled edge work surfaces over and upstands, inset 1 1/2 bowl sink with mixer tap above, integrated dishwasher, built-in eye-level double oven, inset electric hob with splash back and extractor hood over, space for free standing fridge freezer, LVT flooring, inset ceiling spotlights, double glazed window to side aspect, double glazed French style doors opening to the rear garden and opening to;

Utility Room

8' 3" x 5' 4" (2.51m x 1.63m)

A matching range of wall and base units with complementary rolled edge work surface over, space for fridge freezer, washing machine and tumble dryer, LVT flooring, inset ceiling spotlights, radiator and dual aspect double glazed windows overlooking the beautiful rear garden.

Bedroom 1

13' 4" x 11' 5" (4.06m x 3.48m)

With fitted carpet flooring, TV point, built-in wardrobes with sliding doors, inset ceiling spotlights, radiator, round stainless glass window to side aspect and dual aspect double glazed windows.

Bedroom 2

9' 4" to wardrobe extending to 9' 4" x 10' 11" max (2.84m to wardrobe extending to 2.84m x 3.33m max)

With fitted carpet flooring, built-in wardrobes with sliding doors, inset ceiling spotlights, radiator and dual aspect double glazed windows.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

When approaching the property, you will find a brick-weave driveway which provides generous off road parking space for several vehicles. The remainder of the meticulously maintained front garden is laid to lawn with attractive plant borders and shrub beds. Double gates open out to the impressive rear.

Step outside to discover the extremely well-proportioned garden, laid predominately to well-tended lawn alongside inviting patio areas, creating space for outside activities, entertaining or relaxing with friends and family in the spring and summer evenings. Within the grounds are numerous shrub beds, plant borders and mature trees, creating the perfect outdoor haven for enjoying the fresh air.

Set further back is an elevated decking and shingle area, also featuring a large summer house (19'7 x 12'4) with power, lighting, double glazed windows and French style doors providing entry. The garden is enclosed by timber fencing which provides privacy to the accommodation.

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 C.

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



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welcome to

Oaks Drive, Swaffham

- Extended and improved 3 bedroom detached bungalow
- Private, generously proportioned rear garden
- Off-road parking
- Modern fitted kitchen and utility room
- Impressive 23' lounge/dining room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£450,000



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directions to this property:

From the William H Brown Swaffham office, proceed along Lynn 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 second left hand turn onto Oaks Drive. The property will be found along on the left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110924 - 0002

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



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk