



## Holm Oak Gardens, Swaffham, PE37 7XF

CHAIN FREE! Very well presented, detached modern three bedroom bungalow situated on a small sought after development in Swaffham. This fantastic property offers en-suite shower room, kitchen/breakfast room, garage, parking, gardens, GCH and UPVC double glazing.

**Offers in Excess of £350,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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#### Bathroom

Bath with mixer tap and handheld shower attachment, hand wash basin, WC, Velux roof window, tiled splashback, tiles to floor, extractor fan, mirrored towel radiator.

#### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to front, tiled splashback, radiator.

#### Garage

**10'4" (3.15m) x 16'2" (4.93m)**

Motorised main roller door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, wall mounted gas central heating boiler, UPVC double glazed window to side, electric power and light.

#### Outside Front

Low maintenance front garden laid to colored slate chippings, driveway laid to block paving, outside lighting, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, established trees, paved patio seating area, wooden garden shed, outside light, outside tap, further garden area to side laid to coloured slate chippings, wooden fence to perimeter.

#### Agent's Note

EPC rating C75 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

#### Agent's Note 2

Please note the property is subject to a maintenance charge for the upkeep of the private drive.

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.

- Modern Detached Bungalow
- Three Bedrooms
- Sought After Development
- Energy Efficiency Rating C75
- Cloakroom, Bathroom and En-Suite Shower Room
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Available Chain Free!

Situated on a small sought after development in Swaffham, Longsons are delighted to bring to the market this very well presented, modern detached three bedroom bungalow. This fantastic property offers en-suite shower room, kitchen/dining room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

#### 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 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

UPVC double glazed entrance door to front, built-in storage cupboard with double doors housing hot water cylinder, loft access, two radiators, entrance door to garage.

#### Lounge

**16'3" (4.95m) x 12'4" (3.76m)**

Wall mounted live flame gas fire, two UPVC double glazed windows to front, two radiators.

#### Kitchen/Breakfast Room

**14'7" (4.45m) Max x 13'5" (4.09m) Max**

Fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and

drainer, integrated electric oven and grill with ceramic hob and extractor hood over, integrated dishwasher, space for upright fridge/freezer, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiled splashback, radiator.

#### Bedroom One

**9'5" (2.87m) x 10'6" (3.2m)**

UPVC double glazed window to rear, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Double shower cubicle, hand wash basin, WC, towel radiator, tiles to floor, obscure glass UPVC double glazed window to rear, extractor fan.

#### Bedroom Two

**8'4" (2.54m) x 10'5" (3.18m)**

Built-in wardrobe, UPVC double glazed window to rear, radiator.

#### Bedroom Three

**8'6" (2.59m) x 9'8" (2.95m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

