



**Oaks Drive, Swaffham, PE37 7ER**

CHAIN FREE! Spacious, detached three bedroom bungalow situated on a sought after development in Swaffham. This fantastic property has much to offer including large wrap around conservatory, converted garage, parking for several vehicles, gardens, en-suite shower room

**Offers in the Region of £325,000 Freehold**





door opening to side porch, tiled splashback, tiles to floor, UPVC double glazed window to rear, radiator.

**Side Porch**

UPVC double glazed porch, entrance door opening to front.

**Bedroom One**

**13'0" (3.96m) x 11'4" (3.45m)**

UPVC double glazed window to front, fitted wardrobes, radiator, door to en suite shower room.

**En Suite Shower Room**

Shower cubicle, wash basin, WC, fully tiled walls, towel radiator, extractor fan, UPVC double glazed window to side, radiator.

**Bedroom Two**

**13'0" (3.96m) x 10'7" (3.23m)**

UPVC double glazed window to front, fitted wardrobes, radiator.

**Bedroom Three**

**10'11" (3.33m) x 8'9" (2.67m)**

UPVC double glazed window to side, radiator.

**Bathroom**

Bathroom suite comprising bath, shower cubicle, wash basin, WC, fully tiled walls, UPVC double glazed window to side, tiles to floor, radiator.

**Garage**

Currently with partition wall dividing garage into two with rear section currently set up as utility room with fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, hot water unit, space and plumbing for washing machine, door through to front garage section currently used as storage with up and over door to front.

**Outside Front**

Low maintenance front garden lid to block paving providing ample off road parking, gated access to side providing access to garage area one side and the rear garden the other, outside light, wooden fence to perimeter.

**Rear Garden**

Enclosed rear garden laid to lawn,

- Spacious, Detached Bungalow
- Three Bedrooms with Master En-Suite
- Large Wrap Around Conservatory
- Energy Efficiency Rating D67
- Garage Currently used as Utility Room
- Ample Off Road Parking
- Small, Sought After Development
- Offered For Sale CHAIN FREE!

Situated on a small sought after development in Swaffham, Longsons are delighted to bring to the market this spacious, detached three bedroom bungalow. This fantastic property has much to offer including large wrap around conservatory, garage converted to utility room, parking for several vehicles, gardens, en-suite shower room to master bedroom and more!

Offered for sale CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance porch, hallway, lounge, large conservatory, kitchen, side porch, three bedrooms, en suite shower room to bedroom one, bathroom, garage currently converted to utility room, parking for several vehicles, gardens, 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 Porch**

UPVC double glazed entrance door to front, tiles to floor.

**Hallway**

**6'11" (2.11m) Max x 23'7" (7.19m)**

Built in storage cupboard with lighting, shelving and mirrored double doors, loft access, radiator.

**Lounge**

**17'11" (5.46m) x 14'0" (4.27m)**

UPVC double glazed French doors opening to conservatory, double glazed entrance door opening to conservatory, UPVC double glazed window to side, radiator.

**Conservatory**

**29'2" (8.89m) Max x 25'3" (7.7m) Max**

Large modern UPVC conservatory with pitched roof, UPVC double glazed French doors opening to rear garden and side, access door to garage, electric light and power

**Kitchen**

**11'2" (3.4m) x 11'0" (3.35m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and grille, integrated gas hob with extractor hood over, space and plumbing for dishwasher, built in storage cupboard, built in cupboard housing modern gas central heating boiler, UPVC double glazed entrance

