



Oakleigh Drive, Swaffham, PE37 7AJ

welcome to

Oakleigh Drive, Swaffham

NO ONWARD CHAIN!! Well-presented 2 bedroom link-detached bungalow, located within this popular development for the over 55's, Within walking distance of the town centre. Benefiting from rear facing lounge, conservatory, fitted kitchen, shower room, enclosed rear garden, driveway and a garage.



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

storage cupboard, radiator, doors opening to the lounge, both bedrooms, the shower room, separate cloakroom w.c and further door opening to:

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over and tiled splash backs, built-in eye-level electric double oven and hob with concealed cooker hood over, water softener, space for fridge/freezer, wall mounted gas fired central heating boiler, radiator, UPVC double glazed window to the front aspect.

Utility Room

A range of matching floor mounted kitchen units with worktops with inset stainless steel sink and drainer, vinyl flooring, radiator, plumbing for a washing machine, UPVC double glazed window to side aspect and part glazed entrance door to the side aspect.

Lounge

Feature electric fireplace, carpet flooring, radiator, UPVC double glazed windows to rear aspect and UPVC double glazed entrance door opening to:

Conservatory

Of brick and UPVC double glazed construction with bespoke blinds and double glazed roofing, power sockets and UPVC double glazed door opening to the garden.

Bedroom 1

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to the rear aspect.

Bedroom 2

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed bay window to the front aspect.

Shower Room

Suite comprising, pedestal hand wash basin, double shower cubicle with sliding doors and mains connected shower, laminate flooring, radiator, UPVC double glazed window to side aspect.

Cloakroom W.C

Suite comprising low level w.c, hand wash basin, radiator, fitted bathroom cabinet, vinyl flooring, UPVC double glazed window to the side aspect.

Outside

To the front of the property, there is a small hard landscaped area leading to the main entrance door, a brickweave driveway to the side leads to the garage, a timber access gate leads from the front to the rear garden.

The rear garden is mainly laid to lawn with well stocked borders, a patio seating area to one side allow the occupants to enjoy the complete privacy that this garden offers.

Garage

Up & over door, power sockets, lighting, UPVC double glazed window to rear aspect, personal door opening to the garden.

Location

Swaffham is a 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 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 B.

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

Oakleigh Drive, Swaffham

- Beautiful 2 bedroom link-detached bungalow
- Sought-after over 55's development
- Fitted kitchen and utility room
- Great size double bedrooms
- Completely private rear garden, driveway & garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£270,000



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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.



Property Ref:
SFM110820 - 0004

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 and follow the road round to the right, the property is located in a small cul-de-sac area.



Please note the marker reflects the postcode not the actual property

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