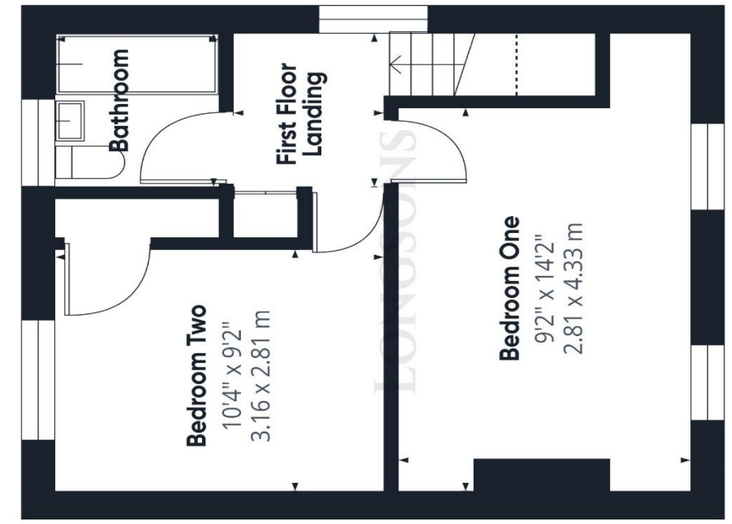
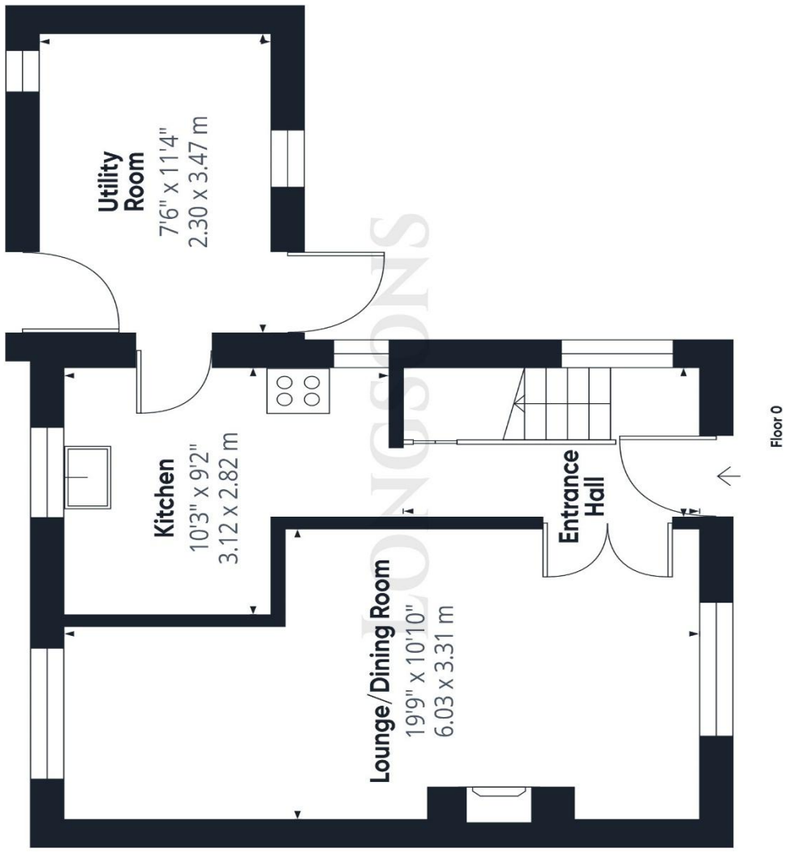




LONGSONS



The Oaklands, Swaffham, PE37 7EN

Perfect first time buyer home! A well presented semi-detached two bedroom house with potential to extend (STPP) situated on a highly popular development in the market town of Swaffham. The property offers a cosy lounge/dining room, bathroom as well as a kitchen with separate utility room.

Guide Price £200,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk



Situated on a popular development within the market town of Swaffham, Longsons are thrilled to bring to the market this well presented two bedroom semi-detached house. The property hosts a cosy lounge/dining room, kitchen with separate utility room, bathroom, generous rear garden, plenty of off-road parking, as well as gas central heating and UPVC double glazing throughout.

Viewing is highly recommended.

Briefly, the property offers entrance hallway, lounge/dining room, kitchen, utility room, storage cupboard, two spacious bedrooms, bathroom, rear garden, wooden shed, driveway, gas central heating and UPVC double glazing.

SWAFFHAM
Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles and approx 30 miles to the city of Norwich, all of which have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

Entrance Hall
UPVC double glazed entrance door to front, stairs to first floor, UPVC double glazed window to side, under stairs storage cupboard, radiator.

Lounge/Dining Room
19'11" (6.07m) x 10'10" (3.3m) Max
Feature fireplace with inset log burning stove, UPVC double glazed to front, French doors to rear, UPVC double glazed window to front, two radiators.

Kitchen
10'3" (3.12m) x 9'2" (2.79m)
Fitted cabinets to floor and wall, wooden work surface over, inset porcelain butler sink with mixer tap, integrated fan oven, integrated ceramic hob with extractor hood over, space for under counter fridge, UPVC double glazed window to rear, door to utility room, radiator.

Utility Room
11'4" (3.45m) x 7'6" (2.29m)
Laminate work surface, space and plumbing for washing machine and tumble dryer, UPVC double glazed windows to front and rear, double glazed doors to front and rear, radiator.

First Floor Landing
Built in storage cupboard, loft access, UPVC double glazed window to side, access to both bedrooms and bathroom.

Bedroom One
14'2" (4.32m) x 9'2" (2.79m)
Two UPVC double glazed windows to front aspect, radiator.

Bedroom Two
10'4" (3.15m) x 9'2" (2.79m)
Built in cupboard housing wall mounted gas central combination boiler, UPVC double glazed window to rear, radiator.

Bathroom
Suite comprising acrylic bath with separate waterfall and hand held shower over, hand wash basin set within fitted cabinet, WC, ceiling mounted extractor fan, obscure UPVC double glazed window to rear, chrome finish towel radiator.

Outside Front
Front of property laid to shingle providing ample off road parking for multiple vehicles, fencing to perimeters, composite entrance doors to entrance hallway and utility room.

Rear Garden
Laid to lawn, paved walkway, area laid to shingle, established trees, shrubs and fencing to perimeters, wooden garden shed, two patio areas laid to paving slabs and tiles, outdoor tap, UPVC door to utility room, UPVC double glazed French doors to dining room.

Agent`s Note
EPC rating D68 (Full copy available on request).
Council tax band A (Own enquiries should be made via Breckland District Council).

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 Semi-detached House
- Two Spacious Bedrooms
- Perfect for First Time Buyers!
- Energy Efficiency Rating D68
- Log Burning Stove
- Parking for Numerous Vehicles







