

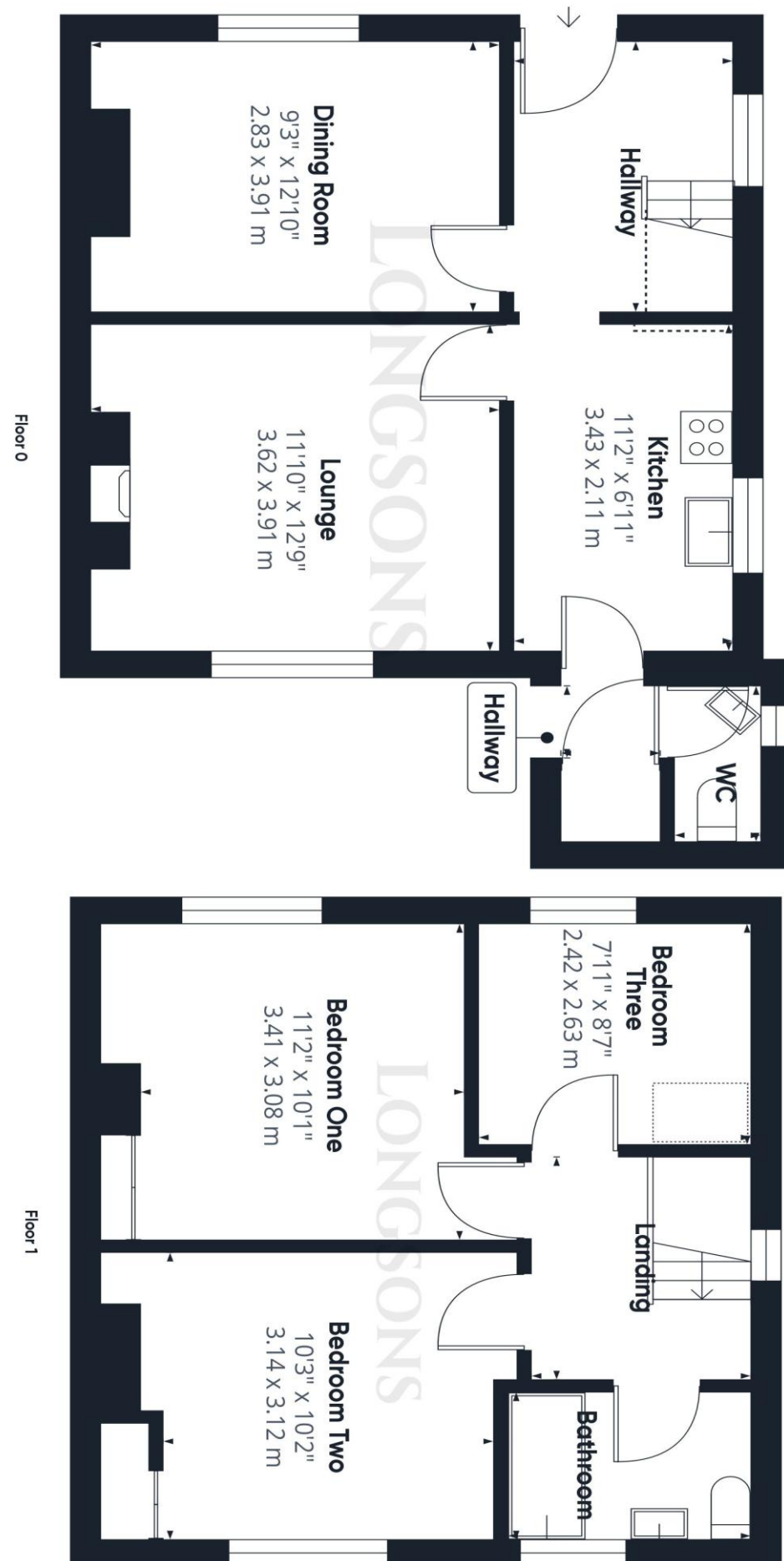


The Oaklands, Swaffham, PE37 7EL

CHAIN FREE!

Very well presented, fully updated three bedroom semi detached house sitting on a generous plot in Swaffham. The property offers modern recently fitted kitchen and bathroom, generous gardens, two reception rooms, gas central heating and UPVC double glazing.

Price £239,995 Freehold





Situated on a generous sized plot on a popular development in Swaffham, Longsons are delighted to bring to the market this very well presented, fully updated three bedroom semi detached house. The property offers modern recently fitted kitchen and bathroom, generous gardens, two reception rooms, parking, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, external cloakroom with WC, three bedrooms, bathroom, generous gardens, parking, 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 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

Stairs to first floor, UPVC double glazed entrance door, UPVC double glazed window to side, radiator.

Lounge

11'10" (3.61m) x 12'9" (3.89m)
Feature fireplace with modern inset electric fire, UPVC double glazed window to rear, radiator.

Dining Room

12'10" (3.91m) x 9'3" (2.82m)
UPVC double glazed window to front, radiator.

Kitchen

11'2" (3.4m) x 6'11" (2.11m)
Modern recently fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with integrated ceramic hob over, UPVC double glazed entrance door to rear, tiled splashback, UPVC double glazed window to side.

External Cloakroom

Wash basin set within fitted cabinet, WC.

Stairs & Landing

UPVC double glazed window to side, loft access.

Bedroom One

11'2" (3.4m) x 10'1" (3.07m)
Built in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two

10'3" (3.12m) x 10'2" (3.1m)
Built in cupboard housing hot water cylinder, UPVC double glazed window to rear, radiator.

Bedroom Three

8'7" (2.62m) x 7'11" (2.41m)
UPVC double glazed window to front, radiator.

Bathroom

Modern recently fitted bathroom suite comprising bath with shower over, wash basin and WC set within fitted cabinet, towel radiator, extractor fan.

Outside Front

Front garden laid to lawn, path to front door, off road parking, gated access to rear garden.

Rear Garden

Generous rear garden laid to lawn, brick built store, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating TBC (Full copy available on request)
Council tax band B (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.

- Semi Detached House
- Recently Updated
- Modern Kitchen & Bathroom
- Energy Efficiency Rating TBC
- Generous Plot
- Two Reception Rooms
- Gas Central Heating
- No Onward Chain!

