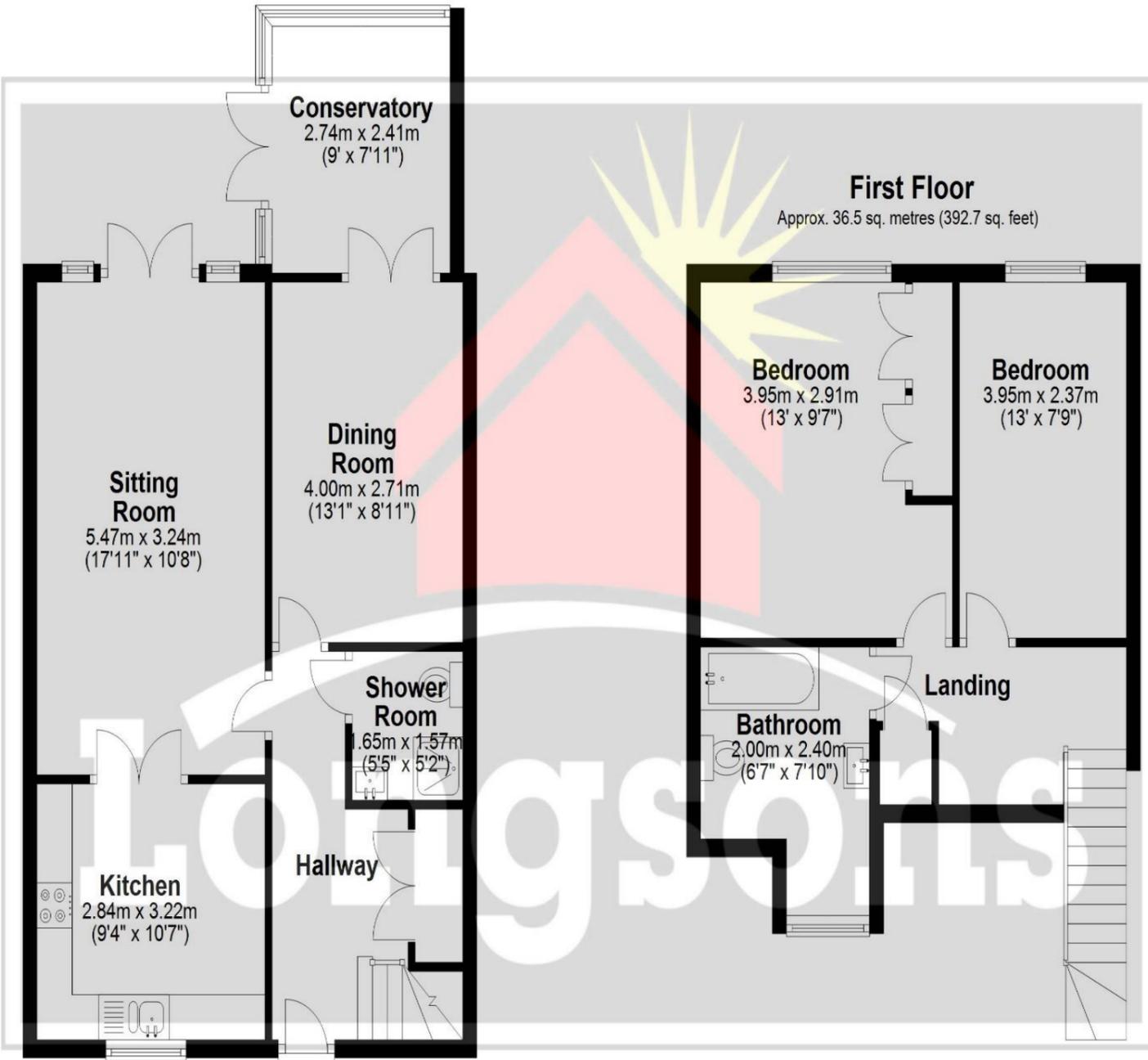


### Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



Total area: approx. 94.3 sq. metres (1014.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
Plan produced using PlanUp.



### Oakleigh Drive, Swaffham, PE37 7AJ

Guide £270,000 - £280,000.

Very well presented modern end terrace chalet style two/ three bedroom house situated on the popular Oakleigh Drive area of Swaffham. The development is restricted to over 55's only and this delightful property boasts garage and gardens.

**Guide Price £270,000-£280,000 Freehold**





**Bedroom One**  
**13'0" (3.96m) x 9'7" (2.92m)**  
 Built in wardrobes, UPVC double glazed window to rear, radiator.

**Bedroom Two**  
**13'0" (3.96m) x 7'9" (2.36m)**  
 UPVC double glazed window to rear, radiator.

**Bathroom**  
 Bathroom suite comprising bath with mixer tap and hand shower attachment, wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

**Outside Front**  
 Well maintained front garden laid to low maintenance shingle, driveway to side leading to garage door, gateway giving access to rear garden.

**Rear Garden**  
 Enclose low maintenance rear garden laid to block paving, selection of shrubs, plants and flowers to borders, stone kiln barbecue, wooden fence to perimeter, gated access to front.

**Garage**  
 Single garage with up and over main door to front, access door to rear, UPVC double glazed window to rear, electric power and light.

**Agents Note**  
 EPC rating C71 (Full copy available on request)  
 Council tax band C (Own enquiries should be made via Breckland District Council)

**Agents Note 2**  
 Please note there is a service charge of approximately £150 per annum for the upkeep of the development.

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.

- Chalet Style Property
- Two/Three Bedrooms
- Over 55`s Development
- Energy Efficiency Rating C71
- Shower Room & Bathroom
- Garage & Parking
- Gas Central Heating
- UPVC Double Glazing
- Well Presented
- Conservatory

Guide Price £270,000 - £280,000  
 Situated on the popular Oakleigh Drive area of Swaffham Longsons are delighted to bring to the market this very well presented modern end terrace chalet style two/three bedroom house. The development is restricted to over 55`s only and the property boasts garage, conservatory, gardens, parking, ground floor shower room and first floor bathroom, gas central heating and UPVC double glazing.

Viewing is high recommended.

Briefly the property offers entrance hall, lounge, kitchen/breakfast room, three bedroom (one which is currently used as a dining room), conservatory, ground floor shower room, first floor bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

**SWAFFHAM**  
 Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles  
 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**  
 Entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

**Lounge**  
**17'11" (5.46m) x 10'8" (3.25m)**  
 UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear, feature fireplace with inset electric fire, double doors opening to kitchen/breakfast room, radiator.

**Dining Room/ Bedroom Three**  
**13'1" (3.99m) x 8'11" (2.72m)**  
 UPVC double glazed French doors opening to conservatory, radiator.

**Conservatory**  
**9'0" (2.74m) x 7'11" (2.41m)**  
 UPVC double glazed conservatory with pitched glass roof, French doors opening to rear garden, wall lights.

**Kitchen/ Breakfast Room**  
**9'4" (2.84m) x 10'4" (3.15m)**  
 Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integral electric double oven, integral gas hob with extractor over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, wall mounted gas central heating boiler, UPVC double glazed window, radiator.

**Shower Room**  
 Shower cubicle, wash basin, WC, tiled splashback, extractor fan, radiator.

**Stairs and Landing**  
 Built in cupboard, radiator.

