

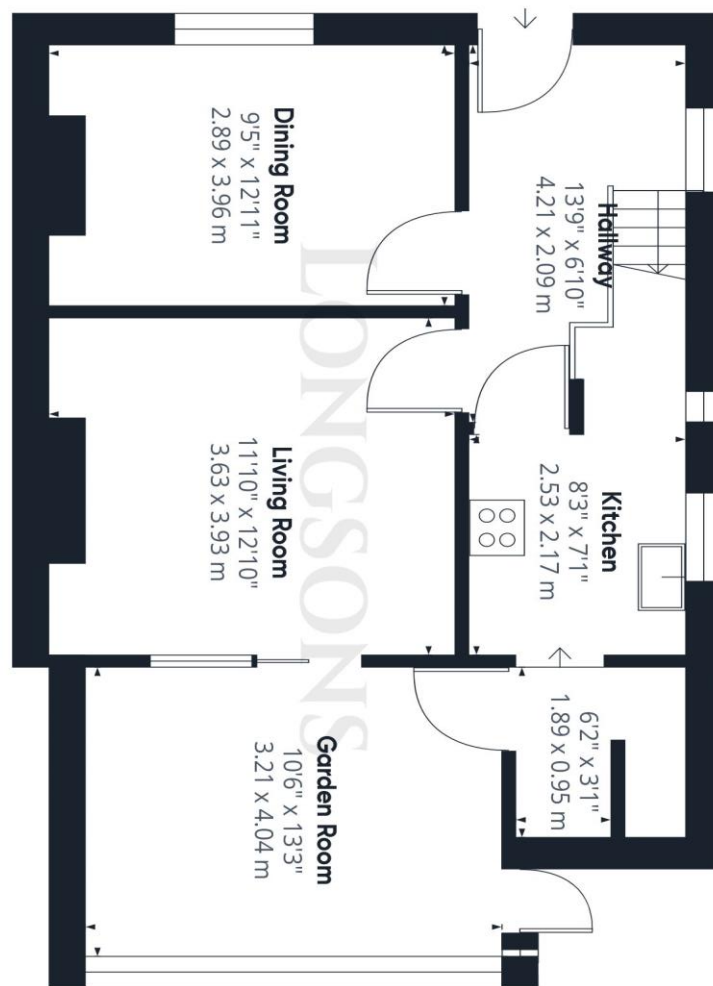


## The Oaklands, Swaffham, PE37 7EN

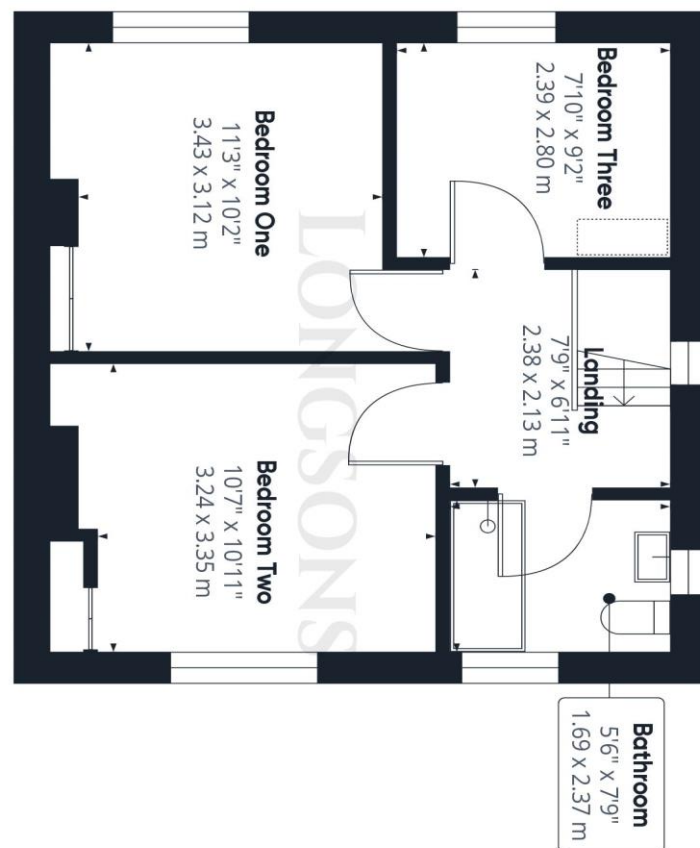
Well presented, semi-detached three bedroom house situated on a popular development in Swaffham. The property offers three reception rooms, modern shower room, parking, gas central heating and UPVC double glazing. Viewing highly recommended.

**Price £229,950 Freehold**

Floor 0



Floor 1







Situated on a popular development in Swaffham, Longsons are delighted to bring to the market this well presented, semi-detached three bedroom house. The property offers three reception rooms, gardens, parking, modern shower room, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, dining room, garden room, kitchen, three bedrooms, shower room, 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

UPVC entrance door to front, stairs to first floor, understairs storage cupboard, UPVC double glazed window to side aspect, radiator.

#### Lounge

**11'10" (3.61m) x 12'10" (3.91m) Max**

Feature stone work open fireplace, double glazed patio doors opening into garden room.

#### Garden Room

**10'6" (3.2m) x 13'3" (4.04m)**

UPVC double glazed windows to rear and side aspects, entrance door opening to rear garden, solid roof, tiles to floor, radiator providing all year round usage.

#### Dining Room

**9'5" (2.87m) x 12'11" (3.94m) Max**

Currently set up as second sitting room, UPVC double glazed bow window to front aspect, feature stone work open fireplace, radiator.

#### Kitchen

**8'3" (2.51m) x 7'1" (2.16m)**

Fitted kitchen units to walls and floor complemented by a work surface over, enamel sink unit with mixer tap and drainer, space for electric oven and hob, space and plumbing for washing machine, built in storage cupboard, space for tall upright fridge/freezer, two UPVC double glazed windows to side aspect.

#### Stairs and Landing

UPVC double glazed window to side aspect, loft access.

#### Bedroom One

**11'3" (3.43m) x 10'2" (3.1m) To Wardrobe**

Built-in cupboard, UPVC double glazed window to front aspect, radiator.

#### Bedroom Two

**10'7" (3.23m) x 10'11" (3.33m) To Wardrobe**

Built-in cupboard, UPVC double glazed window to rear aspect, radiator.

#### Bedroom Three

**7'10" (2.39m) x 9'2" (2.79m)**

UPVC double glazed window to front aspect, radiator.

#### Shower Room

Walk in double shower cubicle, wash basin and WC both set within fitted cabinets, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear and side aspects.

#### Outside Front

Low maintenance front garden laid to shingle, driveway providing off road parking for three vehicles, outside tap, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, brick built store, external electric power points, outside lights, 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 make 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
- Three Bedrooms
- Three Reception Rooms
- Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing

