



Oakleigh Drive, Swaffham, PE37 7AJ

Very well presented modern 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 modern kitchen, three double bedrooms two bathrooms, garage and gardens.

Guide Price £350,000 - £375,000 Freehold





Bedroom Two
11'10" (3.61m) x 8'0" to wardrobe (2.44m)

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

Bathroom

Double ended bath with centrally mounted mixer tap, partially tiled walls, storage cupboard, radiator, obscure glass UPVC double glazed window to front, extractor fan.

Walk-in Dressing Room
11'4" (3.45m) x 8'2" (2.49m) Into Eaves

Fitted wardrobes and drawers, Velux window to front, eaves storage, towel radiator,

Outside Front

Brickweave path leading to covered front door, driveway leading to garage.

Garage

15'2" (4.62m) x 9'10" (3m)

Up and over door to front, UPVC double glazed window to rear, door leading to store room.

Store Room

9'1" (2.77m) x 7'11" (2.41m)

Door to rear garden.

Rear Garden

Laid mainly to paved patio with enclosed seating area, raised beds with flowers and shrubs, access to UPVC store room, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C75 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Agent's 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.

- Well Presented Modern Over 55's House
- Three Double Bedrooms
- Ground Floor Bedroom and Shower Room
- Energy Efficiency Rating C75
- Low Maintenance Gardens, Garage and Parking
- Gas Central Heating and UPVC Double Glazing

Situated on the popular Oakleigh Drive area of Swaffham, Longsons are delighted to bring to the market this very well presented modern three bedroom house. The development is restricted to over 55's only and the property boasts modern kitchen, gardens room, ground floor shower room and first floor bathroom, low maintenance gardens, parking, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, lounge, garden room, modern kitchen, ground floor shower room, ground floor bedroom, two further first floor bedrooms, bathroom, dressing room, UPVC double glazing, gas central heating, garage, low maintenance gardens and parking.

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

Composite door to front, under stairs storage cupboard, radiator.

Kitchen

12'3" (3.73m) x 11'11" (0.58m)

Range of fitted cabinets to walls and floor, granite worksurface over with matching up-stands and integrated one and a half sink and drainer with mixer tap, island with cabinets under and seating, fitted double electric oven, induction hob with extractor, integrated fridge/freezer and dishwasher, UPVC

double glazed window to rear, radiator, fully glazed door leading to garden room.

Garden Room

14'8" (4.47m) x 6'8" (2.03m)

UPVC double glazed windows to rear and side, door leading to rear garden, archway to lounge.

Lounge

15'10" (4.83m) x 10'10" (3.3m)

UPVC double glazed window to front, radiator.

Bedroom Three

11'8" (3.56m) x 10'1" (3.07m)

UPVC double glazed window to rear and side, radiator.

Ground Floor Shower Room

Double shower cubicle, hand wash basin fitted within cabinet, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear.

Stairs and Landing

Velux window to side,

Bedroom One

11'11" (3.63m) x 10'2" to wardrobe (3.1m)

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

