



Oakleigh Drive, Swaffham, PE37 7AJ

welcome to

Oakleigh Drive, Swaffham

>>NO ONWARD CHAIN!! Well-presented 2 bedroom semi-detached home, located within this popular development for the over 55's, Within walking distance of the town centre. Benefitting from 2 reception rooms, conservatory, enclosed rear garden, driveway and a garage!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Turned staircase rising to the first floor landing with under-stairs storage cupboard, radiator, wood flooring, doors opening to the lounge and dining room, further door opening to:

Ground Floor Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and quadrant shower cubicle, heated towel rail and tiled flooring.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap over and tiled splash backs, built-in eye-level double oven and ceramic hob with concealed cooker hood over, plumbing for washing machine, space for under counter fridge, wall mounted gas fired central heating boiler, radiator, UPVC double glazed window to the front aspect.

Lounge

Electric fireplace, radiator, television point, carpet flooring, UPVC double glazed French doors opening to:

Conservatory

Of UPVC double glazed construction on a brick base, UPVC double glazed French style doors opening to the rear garden.

Dining Room

Radiator, carpet flooring, UPVC double glazed window to front aspect.

First Floor Landing

Airing cupboard, carpet flooring, doors opening to both bedrooms and the bathroom.

Bedroom 1

Built-in wardrobes, radiator, television point, carpet flooring, UPVC double glazed window to rear aspect.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window to rear aspect.

Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with hand-held shower attachment over, part tiled floor and walls, radiator, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

To the front of the property, there is a small area laid to artificial grass and a pathway leading to the main entrance door.

The rear garden boasts a paved patio seating area and is fully enclosed with a fence boundary

Garage

Up and over door, power and lighting.

Location

Swaffham is a historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council

Tax band will be reviewed and may be subject to change.

Agents Note

We have been informed by the vendor that this property is subject to an annual maintenance charge of approximately £150.00. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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welcome to

Oakleigh Drive, Swaffham

- 2 bedroom end-terraced home
- Sought-after over 55's development
- 2 reception rooms & separate conservatory
- Ground floor shower room & first floor bathroom
- Front and rear gardens, driveway & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street out town in the direction of King's Lynn. This road merges into Lynn Road and after the petrol station on the right hand side, take the next right hand turn into Oakleigh Drive.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111129 - 0003

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk