



Eastmoor Road, Oxborough, PE33 9PU

welcome to

Eastmoor Road, Oxborough

>>NO ONWARD CHAIN!! An extremely well presented 3 bedroom semi-detached home, occupying a delightful, non-estate village location .
Extended on the ground floor the property has been enhanced by the current owners, the property is presented in excellent condition throughout.



Accommodation:

Composite external door opening to:

Entrance Hall

Wood effect flooring, built in storage cupboard, radiator, stairs rising to the first floor.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, tiled splashbacks, inset gas hob with built in oven and cooker hood over, wood effect flooring, radiator, UPVC double glazed window to the front aspect, built in understairs storage cupboard, internal door opening to:

Utility Room

A range of floor and wall mounted kitchen units with work surfaces over, space and plumbing for a washing machine, space for free standing American style fridge/freezer, wood effect flooring, radiator, UPVC double glazed window to the front aspect, UPVC part glazed external door opening to the side aspect.

Ground Floor W.C.

Suit comprising low level w.c., wall mounted hand wash basin, tiled splashbacks, wood effect flooring.

Dining Room

Wood effect flooring, radiator, UPVC double glazed window to the rear aspect.

Lounge

Wood effect flooring, feature fireplace with wood burning stove with stone hearth, two radiators, open plan arch

Study Area

UPVC double glazed windows to the rear and side aspects, UPVC obscure glass part glazed external door opening to the rear garden.

First Floor Landing

Carpet flooring, UPVC double glazed window to the

front aspect, internal doors opening to all first floor rooms.

Bedroom 1

Carpet flooring, radiator, airing cupboard, UPVC double glazed window to the rear aspect.

Bedroom 2

Wood effect flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

Carpet flooring, radiator, built in storage cupboard, UPVC double glazed window to the front aspect.

Family Shower Room

Suite comprising low level w.c., vanity hand wash basin with storage under, walk in shower cubicle with shower over and fully tiled walls behind, wood effect flooring, heated towel rail, UPVC double glazed obscure glass window to the front aspect.

Outside

The property is approached by a paved pathway leading to the front door, with a fully lawned front garden and bordered by established and well manicured plants and shrubs.

The rear garden is laid mainly to lawn, with a paved pathway leading to the rear where there is a brick built double garage providing off road parking. A timber gated allows access to the rear garden. Within the rear garden there are well stocked borders, storage sheds, various fruit trees and soft fruit bushes.

Garage

Of brick built construction with two up and over doors.

Location

Oxborough is pleasant conservation village within Norfolk, situated approximately 7 miles from the bustling market town of Swaffham and approximately 9 miles from Downham Market, where

there is a direct railway line to London King's Cross. Oxborough is famous because of its Church, Saint John the Evangelist and Oxborough Hall, which is the ancestral home of the Bedingfield family, now being owned by the National Trust and open to the general public. There is also the highly-regarded Bedingfield Arms, a coaching Inn since 1783, serving a range of local ales and quality food, which overlooks the village green.

Further amenities can be found within nearby Swaffham, which boasts 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.

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.



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welcome to

Eastmoor Road, Oxborough

- Well presented 3 bedroom semi-detached house
- Extended ground floor accommodation with open plan reception areas
- Generous and well tended gardens to both the front and rear
- UPVC double glazed windows and solar PV panels
- Oil fired radiator central heating

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£290,000



directions to this property:

Leave Swaffham town centre via Cley Road and continue through the village of Cockley Cley. This road merges onto Swaffham Road and continues through to the village of Oxborough. As you enter this historic village, proceed towards the village centre and take the right hand into Eastmoor Road. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111153 - 0006

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