



Holm Oak Gardens, Swaffham, PE37 7XF

welcome to

Holm Oak Gardens, Swaffham

>>NO ONWARD CHAIN! Lovely 3 bedroom detached bungalow situated within easy reach of Swaffham town on the desirable Holm Oak Gardens development. boasting a completely private rear garden, driveway off-road parking, a modern fitted kitchen, generous lounge and much more!



Accommodation:

UPVC part glazed entrance door with fixed side panels.

Entrance Hall

Radiator, tiled flooring, loft access, built-in storage cupboard, internal doors opening to all rooms and the garage.

Cloakroom W.C

Suite comprising low level w.c, hand wash basin, tiled flooring, UPVC double glazed window to the front aspect

Lounge

Feature fireplace, carpet flooring, radiator, TV and telephone point, two UPVC double glazed windows to front aspect.

Kitchen

A range of floor and wall mounted kitchen cupboards with work surfaces over, inset 1 1/2 bowl sink and drainer with swan-neck mixer tap over, built-in electric oven and hob with concealed cooker hood over, integrated fridge/freezer, integrated dishwasher, tiled flooring, radiator, UPVC double glazed window to the rear aspect

Utility Room

Matching floor mounted units with work surfaces over, 1 1/2 bowl sink with drainer with swan-neck mixer tap over, tiled splash backs and surrounds, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler, tiled flooring, UPVC double glazed window and door opening to rear aspect.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to rear aspect, internal door opening to:

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin with tiled splash backs, tiled flooring, shower cubicle with mains connected shower and glazed

shower screen, fitted bathroom mirror, obscure glass UPVC double glazed window to rear aspect,

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and tiled splash backs, panelled bath with fully tiled wall behind and hand-held shower attachment, tiled flooring, extractor fan.

Outside

An attractive brick and flint front elevation is approached via a brickweave driveway leading to the garage and providing off road parking. The front garden is lawned with a pathway leading to the front entrance door.

The rear garden, which is a particular feature of the bungalow, is laid mainly to lawn with an beautiful established and well manicured selection of plants, shrubs and flowers, a paved patio seating area is located just outside the kitchen and utility room, the garden offers complete privacy and is completed with outside lighting, an outside tap and power outlet.

Garage

Electric sectioned front door, power sockets, lighting, a door opening to the hallway and a further door opening to the garden.

Location

Swaffham is an 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 boasts ample free parking within the town and is also on an excellent bus route. There is 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, sport and leisure facilities and a popular golf club. 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 D

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change

Agents Note

William H Brown understands that a new management company is being formed by the residents and the service charge will be determined by the residents, Further details can be confirmed from the sellers solicitor during the conveyance.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Holm Oak Gardens, Swaffham

- Attractive 3 bedroom detached bungalow
- Large front facing lounge
- Modern fitted kitchen and utility room
- En-suite shower room and main family bathroom
- Gas fired central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111265 - 0003

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