

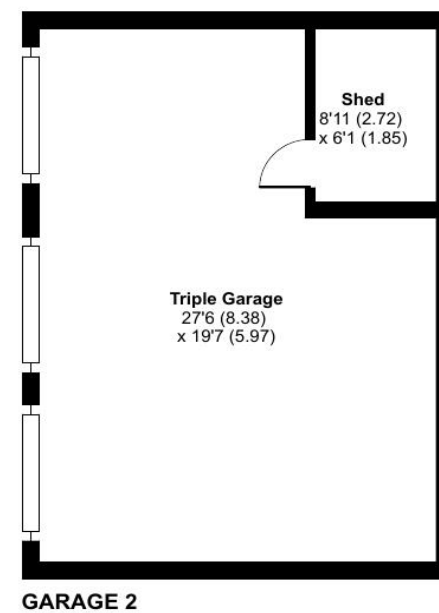
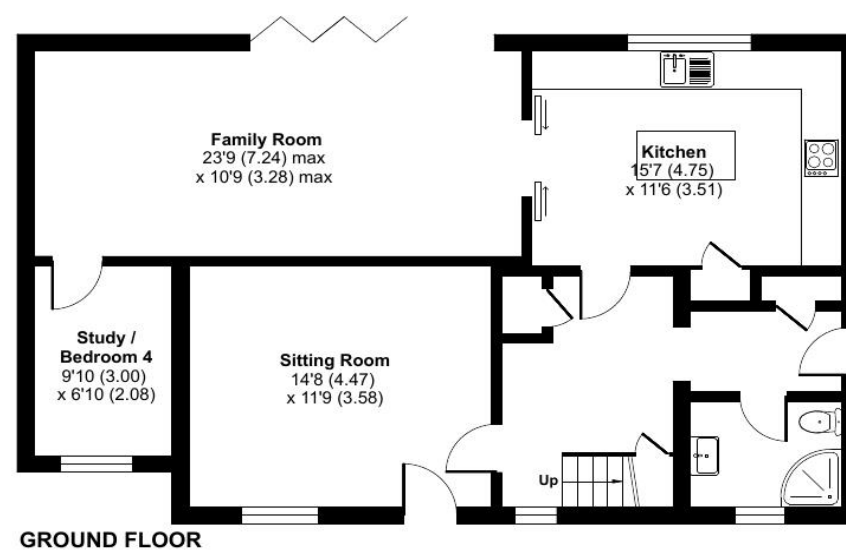
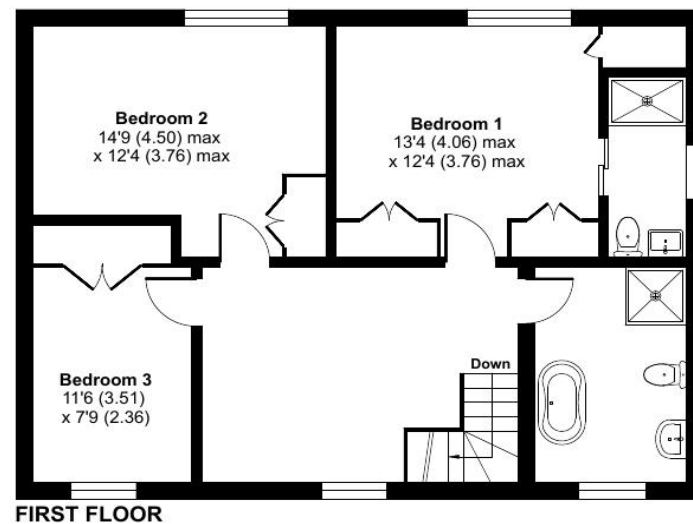
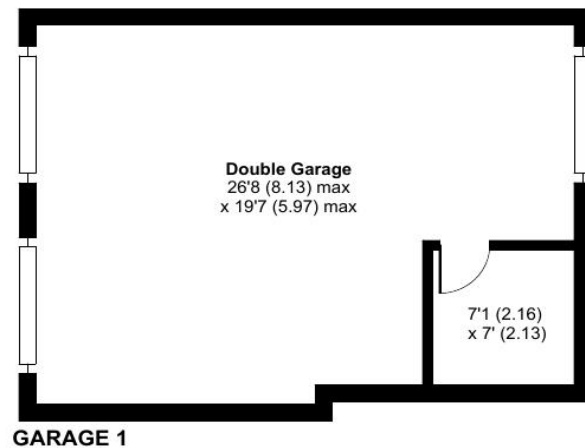
Chantry Lane, Necton, Swaffham, PE37

Approximate Area = 1691 sq ft / 157 sq m

Garages = 1055 sq ft / 98 sq m

Total = 2746 sq ft / 255 sq m

For identification only - Not to scale



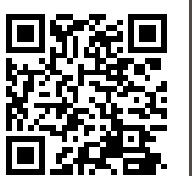
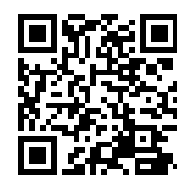
Chantry Lane, Necton, Swaffham, PE37 8ET

WOW! Stunning, detached four/three bedroom character cottage, situated in the sought after village of Necton. This superb property has undergone a recent extensive refurbishment. The property boasts a triple garage and a double garage, kitchen/family room, two reception rooms, and so much more....

Guide Price £550,000 - £600,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1167578





WOW! Situated in the popular, well serviced village of Necton, Longsons are delighted to bring to the market, this absolutely stunning, detached four/three bedroom cottage. Built circa 1880, this fantastic home has undergone an extensive renovation and extension to the highest standards. The current owners have paid the utmost attention to detail throughout and left no stone unturned. This superb property has an awful lot to offer and includes undercover parking for five vehicles with a triple AND a double garage with air-con to the double garage, EV car charging point, further off road parking to the front, an en-suite shower room, family bathroom and ground floor shower room, water softener, bespoke

Iroko hardwood doors & windows throughout, concealed plumbing to all radiators, wooden venetian blinds throughout, air-con to family room, potential for converting the landing to a fourth/fifth bedroom, network points throughout, two Woodwarm multifuel/log burning stoves, LED lighting throughout, intruder/fire alarm (including out-buildings), CCTV system, modular home audio system to various rooms, Google nest controlled gas central heating system, gardens and much, much more....

This property, really must be viewed to fully appreciate all that is on offer in this simply stunning home.

Briefly, the property offers entrance hall, sitting room, kitchen, family room, ground floor shower room, study/bedroom four, large landing with potential for conversion to bedroom four/five, three bedrooms to first floor, en-suite shower room to bedroom one, family bathroom, double garage, triple garage, off road parking, gardens, gas central heating and double glazing.

NECTON
The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors surgery, butchers, local pub, social club, excellent primary school and activity park for the children. The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham.





Entrance Hall

Entrance door to side, cupboard housing gas central heating boiler, fitted storage cabinet with oak shelf over, wood effect tiles to floor, electric underfloor heating, radiator.

Ground Floor Shower/Utility Room

Shower cubicle with rainfall shower head, a hand wash basin set within fitted cabinet, WC, integrated washing machine with oak work surface over, tiled splashback, extractor fan, concealed double glazed obscure glass window to front, wood effect tiles to floor, electric underfloor heating, radiator.

Inner Hall

Stairs to first floor with cupboard under, double glazed window to front, and cupboard housing home audio system controls.

Sitting Room

14'8" (4.47m) x 11'9" (3.58m)

Entrance door to front, double glazed window to front, Woodwarm multifuel/log burning stove, two radiators.

Kitchen

15'7" (4.75m) x 11'6" (3.51m)

Fitted kitchen units to wall and floor, oak work surface over, island unit with breakfast bar, stainless steel one and a half bowl sink unit, Brita drinking water tap, integrated electric oven with double warming shelves over, integrated electric microwave combi oven also with two warming shelves, a large range of integrated appliances including, five ring gas hob, dishwasher, tall fridge and under counter freezer. There is a built in pantry housing the water softener, engineered oak flooring, double glazed window to front rear, double sliding

pocket doors opening through to dining/family area with triple aluminium bi-folding double glazed doors opening to rear garden, Woodwarm multifuel/log burning stove, double glazed window to rear, wall mounted air conditioning unit, engineered oak boards to floor, two radiators.

Family Room

23'9" (7.24m) x 10'9" (3.28m)

Triple aluminium bi-folding double glazed doors opening to rear garden, Woodwarm multifuel/log burning stove, double glazed window to rear, wall mounted air conditioning unit, engineered oak boards to floor, two radiators.

Study/Bedroom Four

9'10" (3m) x 6'10" (2.08m)

Double glazed window to front, engineered oak boards to floor, radiator.





Agent's Notes

EPC rating C71 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached Character House
- Stunningly Refurbished Throughout
- Four/Three Bedrooms
- Kitchen and Family Room
- Two Reception Rooms
- Shower Room, Bathroom and En-Suite
- Triple AND Double Garage, additional Parking
- Gas Central Heating and Double Glazing
- Energy Efficiency Rating C71

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.

Stairs and Landing

Large landing currently set up as a seating area, potential for straightforward conversion to fourth/fifth bedroom, wired ready for cinema use, double glazed window to front, radiator.

Bedroom One
13'4" (4.06m) x 12'4" (3.76m)

Two built-in wardrobes, built-in cupboard housing hot water cylinder, double glazed window to rear, radiator, sliding pocket door through to en-suite shower room.

En-Suite Shower Room

Double shower cubicle with rainfall shower head, separate hand shower attachment and wall mounted water controls, wash basin, concealed cistern WC, tiled splashback, double glazed window to side, radiator, extractor fan.

Bedroom Two
14'9" (4.5m) x 12'4" (3.76m)

Built-in wardrobe, double glazed window to front, radiator.

Bedroom Three
11'6" (3.51m) x 7'9" (2.36m)

Built-in wardrobe, double glazed window to front, radiator.

Bathroom

Four piece bathroom suite comprising standalone double ended bath with a standalone water outlet, separate hand shower attachment, shower cubicle with rainfall shower head over, separate hand shower attachment and wall mounted water controls, wash basin, WC, tiled splashback, double glazed window to front, two radiators.

Outside Front

Well maintained front garden laid to lawn, driveway laid to shingle providing off road parking, EV car charging point, outside lights, gated access to rear garden.

Double Garage
26'8" (8.13m) Max x 19'7" (5.97m) Max

Two remote control up and over main doors to front, wall mounted air conditioning unit, door to workshop area at the rear, further main up and

over main door to rear providing vehicular access to rear garden, electric power and light.

Triple Garage
27'6" (8.38m) Max x 19'7" (5.97m) Max

Three main up and over doors to front, electric lights and power.

Rear Garden

Very well presented enclosed rear garden laid to lawn, paved patio seating area with lean-to style pergola over, wooden decked seating area, double glazed wooden summer house with electric lights and power, further raised wooden decked area with power supply suitable for hot tub, external power socket, outside lights, outside hot and cold taps, wooden fence to perimeter, log store, gated access to front.

