

# School Road, Necton, Swaffham, PE37

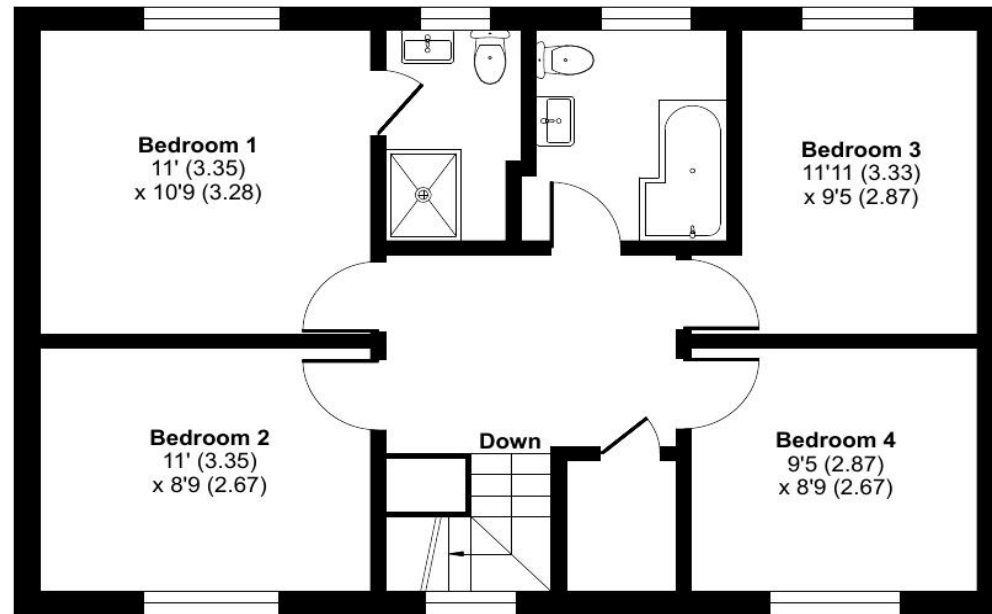
Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 174 sq ft / 16.1 sq m

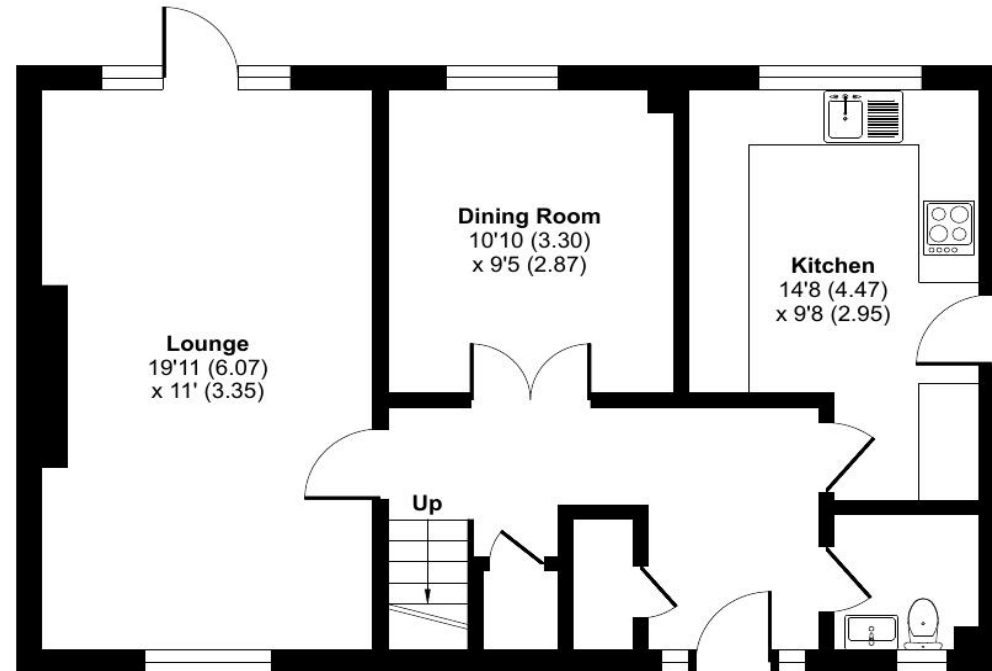
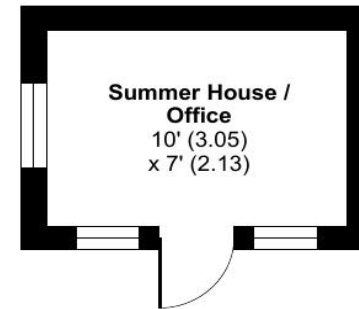
Outbuilding = 70 sq ft / 6.5 sq m

Total = 1490 sq ft / 138.3 sq m

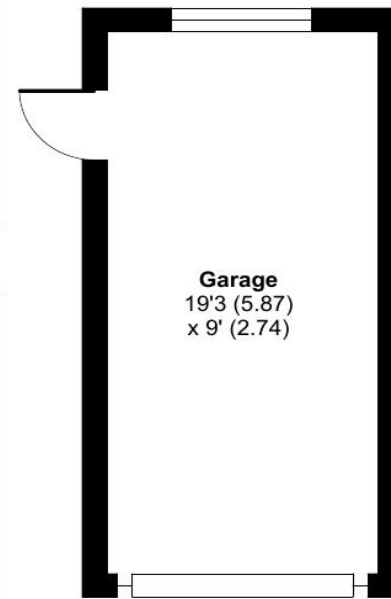
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## School Road, Necton, Swaffham, PE37 8HT

This spacious detached four bedroom house, situated in the Norfolk village of Necton, has much to offer including gardens, garage, summer house/office, ample off road parking, feature fireplace with wood burning stove, dining room, gas central heating and UPVC double glazing.

Viewing highly recommended!

**Offers in excess of £450,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1196190



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>

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Situated in the popular Norfolk village of Necton, Longsons are delighted to bring to the market this superb, spacious, detached four bedroom house. The property has space in abundance and offers well presented gardens, garage, ample off road parking, summer house/office, en-suite to bedroom one, dining room, wood burning stove set within feature brick fireplace and much much more!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, dining room, cloakroom with WC, four bedrooms with en-suite to bedroom one, bathroom, gardens, garage, summer house/office, wood store, gas central heating, UPVC double glazing and ample storage.

#### NECTON

The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors surgery, butchers, 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

Composite UPVC double glazed entrance door to front, wood effect laminate to floor, full length obscure glass UPVC double glazed window to front, two built-in storage cupboards, radiator.

#### Lounge

**19'11" (6.07m) x 11'0" (3.35m)**

Feature wood burning stove set within brick fireplace, UPVC double glazed window to front, UPVC double glazed French doors opening rear garden, carpet to floor, radiator

#### Kitchen

**14'8" (4.47m) x 9'8" (2.95m)**

Fitted kitchen units for walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven, gas hob with extractor hood over, space and plumbing for washing machine, intergrated dishwasher, tiled splashback, tiles to floor, UPVC double glazed window to rear, UPVC double gazed entrance door opening to side.

#### Dining Room

**10'10" (3.3m) x 9'5" (2.87m)**

Wood effect laminate to floor, two UPVC double glazed windows to rear, radiator.

#### Cloakroom

Wood effect laminate to floor, WC, wash basin with tiled splashback, obscure glass UPVC double glazed window to front.

#### Stairs & Landing

Stained glass window to front, built-in storage cupboard housing hot water cylinder, radiator.

#### Bedroom One

**11'0" (3.35m) x 10'9" (3.28m)**

UPVC double glazed window to rear, radiator, door to en-suite.

#### En-suite

Shower cubicle, wash basin, WC, tiles to walls, towel radiator, obscure glass UPVC double glazed window to rear.

#### Bedroom Two

**11'11" (3.63m) x 9'5" (2.87m)**

Two UPVC double glazed window to front, radiator.

#### Bedroom Three

**11'0" (3.35m) x 8'9" (2.67m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Four

**9'5" (2.87m) x 8'9" (2.67m)**

UPVC double glazed widow to front, radiator.

#### Bathroom

Bathroom suite comprising bath with shower overhead and glass screen, wash basin with tiled splashback, WC, partly tiled walls, laminate to floor, obscure glass UPVC double glazed window to rear.

#### Outside Front

Front garden laid to lawn, brick porch with patio paving, shingle driveway offering parking for numerous vehicles and access to garage, shrubs and trees to borders, bricked wall perimeter, gated access to rear garden.

#### Garage

**19'3" (5.87m) x 9'0" (2.74m)**

Main up and over door to front, entrance door to side opening to rear garden, power and lights, UPVC double glazed window to rear.

#### Rear Garden

Rear garden laid to lawn, paved patio and shingled area, pathway leading to summer house, outside tap and sink, outside lights, wooden shed, log store, trees, shrubs and plants to border, wooden fence to perimeter, gated access to front.

#### Summer House/Office

**10'0" (3.05m) x 7'0" (2.13m)**

Wooden summer house with double wooden/glazed entrance doors, two windows to front, window to side, electrics and lights, could be used as a home office.

#### Agents Note

EPC rating C70 (Full copy available on request)

Council tax band E (Own enquiries should be make via Breckland District Council)

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.

- Detached Four Bedroom House
- Feature Wood Burning Stove
- Two Recpetion Rooms
- Energy Efficiency Rating C70
- Garage, Gardens and Ample Parking
- Summer House/Office
- Gas Central Heating
- UPVC Double Glazing

