



Woodward Avenue, Necton, Swaffham, PE37 8FA

NO ONWARD CHAIN!

Three bedroom detached house located in the well-serviced village of Necton, The property offers kitchen/dining room, cloakroom with WC, en-suite shower room, garage, parking, enclosed rear garden, gas central heating and double glazing.

Offers Over £300,000 Freehold





Bathroom **2'9" (0.84m) x 6'4" (1.93m)**

Panelled bath with hand shower attachment over, WC, hand wash basin with tiled splashback, tiles to floor, obscure glass double glazed window to rear, radiator.

Outside Front

Path to front door, area laid to shingle, driveway offering off-road parking and access to garage, gated access to rear.

Rear Garden

Fully enclosed rear garden laid to lawn and shingle, shrubs and flowers to beds and borders, paved patio seating area, gated access to front.

Garage **18'0" (5.49m) x 9'9" (2.97m)**

Main up and over door to front, power and lighting, door to rear allowing access to rear garden.

Agent's Notes

EPC rating C79 (Full copy available on request)

Council tax band D (Own enquiries should be made 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.

- Three Bedroom Detached House
- Kitchen/Dining Room
- En-Suite, Family Bathroom and Cloakroom with WC
- Energy Efficiency Rating C79
- Gardens, Parking and Garage
- Gas Central Heating
- Double Glazing
- ON ONWARD CHAIN

Situated in the sought after, well-serviced village of Necton, Longsons are delighted to bring to the market this three bedroom detached house. The property has much to offer including kitchen/dining room, three double bedrooms with en-suite to bedroom one, ground floor cloakroom with WC, family bathroom, gardens, parking, garage, UPVC double glazing and gas central heating.

Available - CHAIN FREE!

Viewing recommended.

Briefly the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three double bedrooms, en-suite shower room, family bathroom, gardens, parking garage, 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 **15'5" (4.7m) x 3'6" (1.07m)**

Composite door to front, stairs to the first floor, under-stairs storage cupboard, radiator.

Cloakroom **5'11" (1.8m) x 2'10" (0.86m)**

WC, wash basin with tiled splashback, tiles to floor, obscure glass double glazed window to side, radiator.

Lounge **15'6" (4.72m) x 10'10" (3.3m)**

Double glazed windows to the front, radiator.

Kitchen/Dining Room **8'9" (2.67m) x 17'6" (5.33m)**

Range of units to walls and floor, work surfaces over, inset stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine and dishwasher, space tall fridge/freezer, tiles to floor, UPVC

double glazed window to rear, radiator, double glazed French doors opening to rear garden.

Stairs and Landing **2'9" (0.84m) x 6'4" (1.93m)**

Cupboard housing hot water cylinder, loft access.

Bedroom One **12'11" (3.94m) x 10'10" (3.3m)**

Built-in wardrobes, double glazed window to front and side, radiator, door to en-suite shower room.

En-Suite Shower Room **6'0" (1.83m) x 6'5" (1.96m)**

Shower cubicle, tiles to walls and floor, obscure glass double glazed window to front, WC, wash basin.

Bedroom Two **17'11" (5.46m) x 9'8" (2.95m)**

Double glazed dormer window to front, Velux window to rear, radiator.

Bedroom Three **9'1" (2.77m) x 9'5" (2.87m)**

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

