



Jubilee Way, Necton, PE37 8NA

welcome to

Jubilee Way, Necton Swaffham

>> NO ONWARD CHAIN! A spacious 3 double bedroom linked-detached bungalow, occupying a lovely position within the well-served village of Necton. The property benefits from a 24' dual aspect lounge/dining room, conservatory, corner plot gardens, driveway parking and an integral garage!!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Of UPVC double glazed construction on a brick base with UPVC part glazed external entrance door opening to the side aspect, doorway opening to:

Entrance Hall

Built-in storage cupboard, radiator, telephone point, loft access, door opening to:

Cloakroom W.C

7' 5" x 3' 6" (2.26m x 1.07m)

Suite comprising low level w.c and vanity hand wash basin with storage under, fully tiled walls, radiator, tiled flooring, UPVC double glazed window to the side aspect.

Lounge / Dining Room

24' 1" x 11' 11" max narrowing to 9' 2" min (7.34m x 3.63m max narrowing to 2.79m min)

Two radiators, television point, dual aspect with UPVC double glazed window to the front and UPVC double glazed siding patio style doors opening to the rear garden.

Kitchen

11' 4" max x 9' 7" (3.45m max x 2.92m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer, free-standing oven with cooker hood over, plumbing for washing machine, tiled flooring, UPVC double glazed window to the rear aspect, UPVC door opening to:

Conservatory

15' 10" x 7' 5" (4.83m x 2.26m)

Of UPVC double glazed construction on a brick base, UPVC double glazed external entrance door opening to the rear garden, integral door opening to the garage.

Bedroom 1

10' 10" max x 10' 5" (3.30m max x 3.17m)

Fitted storage wardrobes, drawer units and over-bed storage cabinets, radiator, UPVC double glazed window to the front aspect.

Bedroom 2

10' 5" x 9' (3.17m x 2.74m)

Fitted storage wardrobes and bedside cabinets, radiator, UPVC double glazed window to the front aspect.

Bedroom 3

10' 5" x 9' 8" (3.17m x 2.95m)

Radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

9' 3" x 5' 9" (2.82m x 1.75m)

Suite comprising vanity hand wash basin with storage under, panelled bath and separate shower cubicle, fully tiled walls, radiator, tiled flooring, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, a long driveway provides off-road parking and access to the single integral garage. There is a hard-landscaped front garden, for ease of maintenance, with a pathway leading to the main entrance door.

The pathway continues to the side elevation with gated access leading into the rear garden. The well-proportioned rear garden is enclosed by fencing and hedging and enjoy a good degree of privacy.

Integral Garage

24' 10" x 8' 5" (7.57m x 2.57m)

Roller door to the front aspect, integral door opening to the conservatory.

Location

Necton is a popular village, situated off the A47 main road between Swaffham and Dereham in the Breckland district of mid-Norfolk. The village boasts a wealth of amenities including a primary school, playing field, social club, public house/restaurant (currently temporarily closed), convenience store/Post Office and a number of shops, including Co Op and Costa. Further amenities can be found within the neighbouring town of Swaffham, which is less than 5 miles away and boasts 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 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 C.

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

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road, which merges into Hale road and take the right hand turn onto North Pickenham Road. Continue along and take the second left hand turn on Jubilee Way. Proceed along, taking the second left hand turn (also Jubilee Way) and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

Jubilee Way, Necton

- 3 double bedroom linked-detached bungalow
- Large dual aspect lounge/dining room
- Conservatory
- Front & rear gardens
- Driveway parking and integral garage
- Gas fired central heating and UPVC double glazed windows
- Sought-after village location

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109176 - 0005

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