



Ramms Lane, Necton, Swaffham, PE37 8EZ

welcome to

Ramms Lane, Necton Swaffham

NO ONWARD CHAIN! An extremely well-proportioned detached bungalow, occupying a slightly elevated non-estate position towards the edge of this well-served village. Set on a generous plot, this flexible bungalow boasts a dual aspect lounge, fully fitted kitchen, large orangery, integral garage & more. An internal viewing is highly advised to fully appreciate the accommodation and location offered for sale!



Accommodation:

UPVC part glazed external entrance door opening to:

Spacious Entrance Hallway

Three built-in storage cupboards, radiator, carpet flooring, loft access, doors opening to all bedrooms, the kitchen and shower room, further door opening to:

Lounge

18' 2" x 15' 4" (5.54m x 4.67m)

Feature fireplace with decorative surround and hearth, two radiators, television point, decorative ceiling rose, carpet flooring, dual aspect with UPVC double glazed bow window to the front and UPVC double glazed French doors opening to the front patio.

Dining Room / Bedroom 4

14' 2" x 8' 8" max (4.32m x 2.64m max)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen / Breakfast Room

14' 2" x 11' 11" (4.32m x 3.63m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset 1 1/2 bowl enamel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and induction hob with cooker hood over, integrated fridge-freezer, radiator, ceramic tiled flooring, inset ceiling spotlights, UPVC double glazed internal window to the rear aspect, part glazed door opening to:

Orangery

22' 1" x 11' 9" (6.73m x 3.58m)

Of mainly UPVC double glazed construction on a brick base with floor mounted fitted kitchen units with work surfaces over, integrated dishwasher, integrated washing machine, two radiators, ceramic tiled flooring, wall lights, UPVC double glazed French doors opening to the rear garden, further UPVC part glazed external entrance door opening to the side aspect, integral door opening to the garage.

Bedroom 1

10' 1" x 11' 9" (3.07m x 3.58m)

Radiator, television point, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

En Suite Shower Room

Suite comprising vanity unit with back wall w.c, hand wash basin and storage under, and walk-in shower enclosure with inset tiling and shower unit, fully tiled walls, heated towel rail, tiled flooring.

Bedroom 2

12' 11" x 9' 11" (3.94m x 3.02m)

A range of matching fitted bedroom furniture including storage wardrobes, bedside cabinets and vanity desk, radiator, television point, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

11' 8" x 9' 2" (3.56m x 2.79m)

Radiator, television point, carpet flooring, UPVC double glazed window to the side aspect.

Shower Room

Suite comprising low level w.c, wall mounted vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, fully tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to the side aspect.

Outside

The property is approached via a prominent 'in and out' brick-weave driveway, which provides off-road parking and also access to the integral garage. To the front of the bungalow, there are landscaped lawned garden areas with shrub bed borders and a pathway leads to the main entrance door.

A timber gate opens out to the generous rear garden, which is a particular feature of the property, being laid mainly to lawn with a paved patio seating area, shingle garden area, plant and shrub beds, apple trees, timber garden storage shed

Integral Garage

20' 4" x 9' max (6.20m x 2.74m max)

Up and over door to the front aspect, UPVC double glazed window to the side aspect, integral door opening to the orangery.

Location

Necton is a sought-after and well-serviced 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 (temporarily closed), Post Office and a number of shops, including Asda and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and more. 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 D.

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



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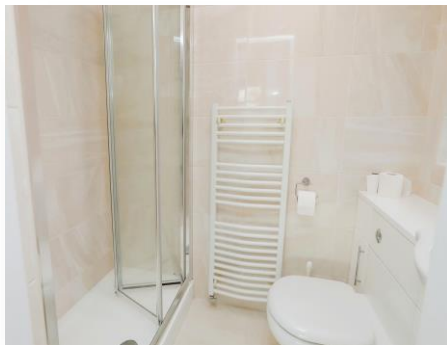
welcome to

Ramms Lane, Necton, Swaffham

- **NO ONWARD CHAIN!**
- Well-proportioned 3/4 bedroom detached bungalow
- Peaceful, non-estate village location
- Landscaped front and rear gardens, off-road parking and integral garage
- Fully fitted kitchen, dual aspect lounge, dining room and large orangery
- Master bedroom with en suite shower room
- Second bedroom with fitted furniture
- Gas central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: C

£400,000



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.



directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the left hand turn onto School Road. Continue along this road, which merges onto Ketts Hill, and towards the end of the road, taking the right hand turn onto Ramms Lane. The property will be found on the left hand side.

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Property Ref:
SFM109580 - 0003

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