



Mill Street, Necton, Swaffham, PE37 8EN

welcome to

Mill Street, Necton, Swaffham

>> **NO ONWARD CHAIN!** Occupying a delightful, non-estate central village setting, this 2 double bedroom detached bungalow is set within established, well-stocked gardens. The bungalow offers **huge potential**, boasting a spacious lounge and kitchen, garden room, driveway, garage, workshop & much more!

We are extremely pleased to offer for sale this non-estate 2 double bedroom detached bungalow, located within easy reach of village amenities and facilities. This well-proportioned bungalow sits well back from the road and would benefit from a programme of enhancement and personalisation.

Briefly, the accommodation comprises; entrance lobby, entrance hallway, lounge with box-bay window, fitted kitchen, conservatory/garden room, two double bedrooms with built-in storage space and the bathroom. This well-positioned home is heated via a gas fired radiator system, supplemented by night storage heating to some rooms, with majority UPVC double glazed windows. Outside, the bungalow boasts a driveway providing off-road parking and access to a garage, which has an adjoining workshop. There are also well-stocked front and rear gardens to enjoy.

Offered with **NO ONWARD CHAIN**, internal viewing is essential to fully appreciate the accommodation, location and potential offered for sale!

Accommodation:

Part glazed external entrance door opening to:

Entrance Lobby

Built-in storage cupboard, tiled flooring, door opening to:

Entrance Hall

Radiator, loft access, carpet flooring, doors opening to both bedrooms, bathroom and kitchen, further door opening to:

Lounge

14' 7" x 13' 11" max (4.45m x 4.24m max)

Feature electric fireplace with brick surround and tiled hearth, radiator, storage heater, television point, wall lights, decorative ceiling rose, carpet flooring, UPVC double glazed box-bay window to the front aspect.

Kitchen

11' 8" x 8' 11" (3.56m x 2.72m)

A range of wall and floor mounted fitted kitchen units with granite effect work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for free-standing oven with cooker hood over, space for under-counter appliance, wall mounted gas fired central heating boiler, radiator, wood effect laminate flooring, dual aspect UPVC double glazed windows to the rear and side, door opening to:

Conservatory / Garden Room

26' 5" x 5' 8" (8.05m x 1.73m)

Plumbing for washing machine, storage heater, wood effect laminate flooring, dual aspect UPVC double glazed windows to the rear and side, two internal windows, external entrance door opening to the rear garden.

Bedroom 1

12' 10" x 9' 9" (3.91m x 2.97m)

A range of built-in storage wardrobes and over-bed storage cupboards, radiator, decorative ceiling rose, carpet flooring, internal window to the rear aspect.





Bedroom 2

12' 11" x 10' 2" (3.94m x 3.10m)

A range of built-in storage wardrobes and over-bed storage cupboards, radiator, decorative ceiling rose, carpet flooring, UPVC double glazed window to the front aspect.

Bathroom

Suite comprising low level w.c, pedestal hand wash basin and panelled bath, fully tiled walls, radiator, obscure glass internal window to the rear aspect.

Outside

To the front of the property, there is a large, well-stocked garden with plant and shrub bed borders and a picket-fence boundary to the front. A timber double gate opens out to a driveway, which provides off-road parking and access to the garage. Adjoining the garage, there is a useful workshop.

Attractive trellis fencing and a garden arch with timber gate opens out into the rear garden, which is a particular feature of the property. This is laid mainly to lawn with numerous well-stocked flower and shrub borders, paved patio seating area with Pergola, timber summerhouse and greenhouse.

Garage

16' 10" x 8' 3" max (5.13m x 2.51m max)

Up and over door to the front aspect, personal door to the side aspect, window to the rear aspect.

Workshop

23' 11" x 6' 10" (7.29m x 2.08m)

Window to the front aspect, personal door to the rear aspect.

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, Church, 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 B.

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



view this property online williamhbrown.co.uk/Property/SFM109325



welcome to

Mill Street, Necton, Swaffham

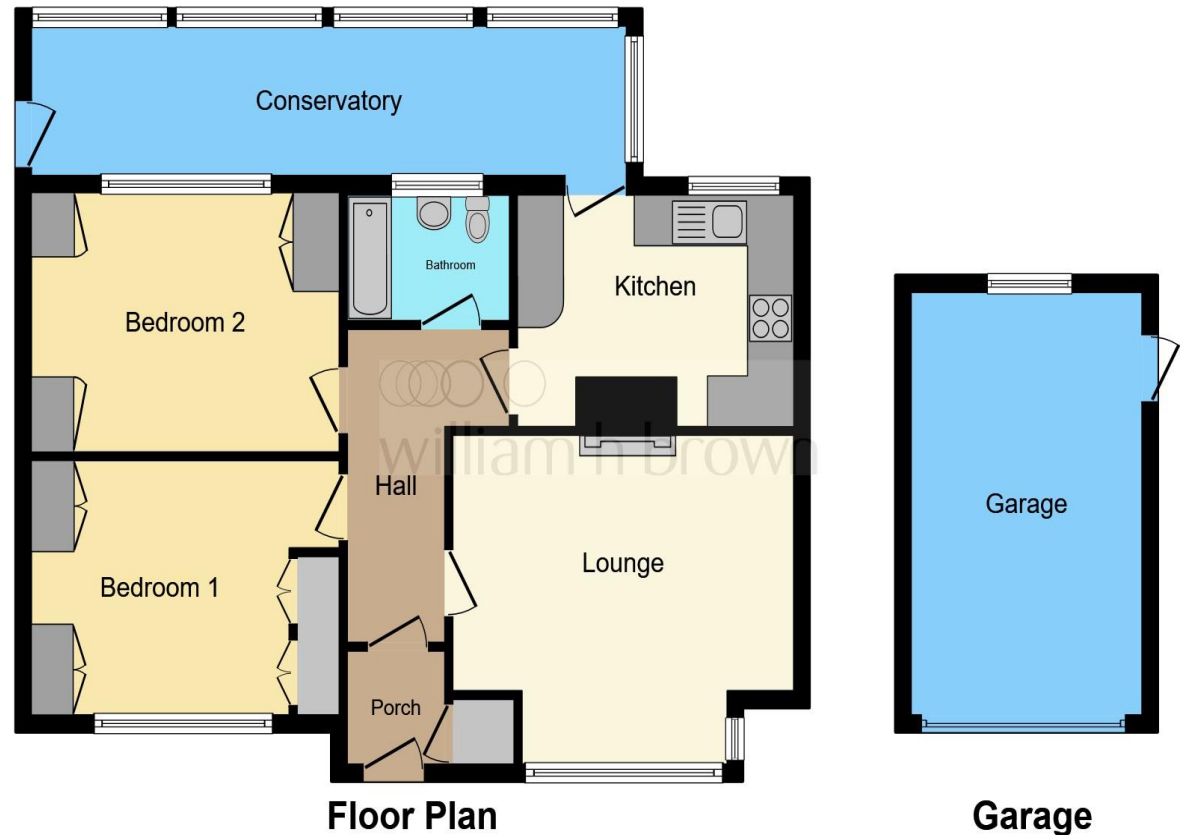
- **NO ONWARD CHAIN!**
- 2 double bedroom detached bungalow
- Non-estate central village location
- Driveway, garage and workshop
- Well-stocked front and rear gardens
- Lounge with feature fireplace
- Conservatory/garden room
- Majority double glazed windows and gas central heating

Tenure: Freehold EPC Rating: D

£235,000

directions to this property:

Upon entering Necton from the A47/Swaffham direction, continue along Tuns Road, pass the Church on the left and take the third left hand turn onto Mill Street. Proceed along Mill Street, past Woodward Avenue and just before the right hand bend, the property will then be found in front of you, identified by our William H Brown "For Sale" board.



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.

view this property online williamhbrown.co.uk/Property/SFM109325



Property Ref:
SFM109325 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk