



Ketts Hill, Necton, Swaffham, PE37 8HX

welcome to

Ketts Hill, Necton, Swaffham

A well-proportioned 2 double bedroom detached bungalow, presented in excellent decorative order, which has undergone an extensive programme of refurbishment. Set within established gardens, the property boasts a delightful non-estate village setting with fantastic field views to the rear! A full and early internal inspection is essential to appreciate the adaptation, presentation and size of accommodation offered for sale!



We are extremely pleased to bring to the market this spacious 2 double bedroom detached bungalow, located in a non-estate position within the highly-regarded and well-serviced village of Necton.

Internally, the stunning accommodation briefly comprises; entrance hall, cosy lounge with an open-plan arch to a contemporary fitted kitchen/breakfast room, which also has an open-plan arch to a sun lounge with French doors opening to the rear garden. This accommodation is complemented by a master bedroom with dressing area and en suite shower room, a second double bedroom and a modern 4-piece family bathroom.

This beautifully presented home is heated via a gas fired radiator central heating system with UPVC double glazed windows throughout. Outside, there are front and rear gardens, driveway parking for several vehicles and a studio/hobby room set to the side elevation, which would lend itself well for a home gym or home office. The rear elevation also offers fabulous far-reaching field views.

Accommodation

UPVC part glazed external entrance door opening to:

Entrance Hall

Contemporary panel radiator, carpet flooring, inset ceiling spotlights, loft access, doors opening to both bedrooms, further door opening to:

Lounge

13' 6" x 11' 6" (4.11m x 3.51m)

Two contemporary panel radiators, carpet flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, open-plan square arch to:

Kitchen / Breakfast Room

11' 5" x 10' 1" (3.48m x 3.07m)

A range of contemporary high gloss wall and floor mounted fitted kitchen units with work surfaces over, composite sink and drainer, glass splash back and surrounds, built-in oven and gas hob with extractor hood over, integrated dishwasher, breakfast bar, space for American style fridge-freezer, gloss tiled flooring, inset ceiling spotlights, open-plan square arch to:



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Sun Lounge

15' 7" max x 7' 8" (4.75m max x 2.34m)

Of UPVC double glazed and brick construction with two contemporary panel radiators, television point, carpet flooring, inset ceiling spotlights, UPVC double glazed French style doors opening to the rear garden.

Master Bedroom

19' 4" max narrowing to 11' 1" min x 9' 11" (5.89m max narrowing to 3.38m min x 3.02m)

Contemporary panel radiator, carpet flooring, inset ceiling spotlights, open-plan square arch opening to:

Dressing Area

8' 6" x 5' 10" (2.59m x 1.78m)

Walk-in storage cupboard, carpet flooring, inset ceiling spotlights, dual aspect UPVC double glazed windows to the rear and side, doorway opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with mixer tap and storage under and shower enclosure with tiling and wall mounted shower unit, part tiled walls, wood effect flooring.

Bedroom 2

11' 2" x 10' 9" max narrowing to 7' 6" (3.40m x 3.28m max narrowing to 2.29m)

Built-in storage wardrobe, panel radiator, carpet flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with mixer tap and storage under, panelled bath with mixer tap and separate double shower cubicle with rainfall style shower head, heated towel rail, gloss tile flooring, inset ceiling spotlights.

Outside

To the front of the property, there is a lawned garden area with retaining fencing. A gravelled driveway provides off-road parking for several vehicles with a double length carport and access to the main entrance door. To the side of the property, the former garage has been converted to create a useful studio/hobby room.

The rear gardens, which are a particular feature of the property, are also laid mainly to lawn with a decked seating area, plant and shrub bed borders and reduced height fencing, providing wonderful field views to the rear aspect.

Studio / Hobby Room

19' 7" x 8' (5.97m x 2.44m)

Wood effect flooring, inset ceiling spotlights, power sockets, insulated with UPVC double glazed window to the front aspect, UPVC double glazed external entrance door opening to the front aspect, UPVC double glazed French style doors opening out to the rear garden.

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 B.

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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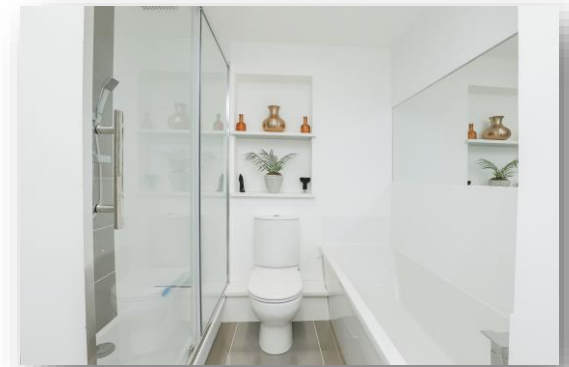
- Impeccably presented 2 double bedroom detached bungalow
- Contemporary high gloss kitchen/breakfast room
- Master bedroom with dressing room and en suite shower room
- Sun lounge opening to garden and offering countryside views
- Well-proportioned front and rear gardens
- Ample off-road parking and studio/home office
- UPVC double glazed windows and gas central heating system
- Sought-after, non-estate village location

Tenure: Freehold EPC Rating: D

£300,000



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 inspectors.



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 then becomes Ketts Hill and the property will be found on the right hand side.

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Property Ref:
SFM109317 - 0006

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