



**Ketts Hill, Necton, Swaffham, PE37 8HX**

**welcome to**

## **Ketts Hill, Necton, Swaffham**

A well presented 3 bedroom double-fronted detached former police house, located in a non-estate village position. Providing modern living in a peaceful, countryside location, this wonderful home boasts a triple aspect lounge with wood burner, gated off-road parking, garage and so much more...

We are excited to welcome to the market Necton's former police house; converted into a delightful detached family home, offering a good degree of privacy to its occupants and boasting gated off-road parking. Necton is a very well-served and active village, conveniently located for access onto the A47 for routes to Norwich, King's Lynn and beyond.

Briefly, the well-proportioned accommodation comprises; entrance porch, which is open-plan to the entrance hall with stairs rising to the first floor. This leads onto the contemporary open-plan dual aspect kitchen and dining room, which further gives access to a separate utility area, cloakroom w.c and also the integral garage. The ground floor is completed by a triple aspect lounge that offers a feature fireplace with wood burner and French doors open to the rear garden. This accommodation is complemented on the first floor by a triple aspect master bedroom with built-in storage space, second double bedroom, dual aspect third bedroom and a 4-piece family bathroom.

Coupled with this, the property offers UPVC double glazed windows and gas fired central heating. Outside, the property is fully enclosed by retaining fencing and boasts ample off-road parking for several vehicles and access to the integral garage. There are beautifully tended front and rear gardens, which are of good proportion and can only be fully appreciated by viewing the property.

Be quick to view this unique home!

### **Accommodation:**

Part glazed composite external entrance door opening to:

### **Entrance Porch**

Tiled flooring, inset ceiling spotlights, open-plan square arch to:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, tiled flooring, inset ceiling spotlights, door opening to:

### **Kitchen**

9' 4" min x 7' 8" min ( 2.84m min x 2.34m min )

A comprehensive range of wall and floor mounted fitted kitchen units with oak work surfaces over, inset ceramic Butler style sink with mixer tap, space for oven with cooker hood over, plumbing for dishwasher, space for under-counter appliance, under-stairs storage area, tiled flooring, inset ceiling spotlights, dual aspect UPVC double glazed windows to the rear and side, door opening to the lounge, open-plan to:

### **Dining Room**

14' 3" max x 11' 5" max ( 4.34m max x 3.48m max )

Two radiators, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, opening through to:

### **Utility Room**

Wall mounted gas fired central heating boiler, plumbing for washing machine, tiled flooring, UPVC double glazed window to the rear aspect, doorway opening to:

### **Rear Lobby Area**

Tiled flooring, UPVC part glazed external entrance door opening to the rear garden, integral door opening to the garage, further door opening to:





### Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, tiled flooring, UPVC double glazed window to the rear aspect.

### Lounge

14' 4" max x 11' 5" max ( 4.37m max x 3.48m max )  
Feature open fireplace with inset wood burner and tiled hearth, two radiators, television point, wooden flooring, inset ceiling spotlights, triple aspect with UPVC double glazed windows to the front and side and UPVC double glazed French doors opening to the rear garden.

### First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

### Bedroom 1

14' 5" max x 11' 2" max ( 4.39m max x 3.40m max )  
Built-in cupboard, radiator, television point, carpet flooring, triple aspect UPVC double glazed windows overlooking the front, side and rear.

### Bedroom 2

13' 5" max narrowing to 9' 5" min x 8' 9" max ( 4.09m max narrowing to 2.87m min x 2.67m )  
Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

### Bedroom 3

9' 4" x 7' 5" ( 2.84m x 2.26m )  
Radiator, carpet flooring, dual aspect UPVC double glazed windows overlooking the rear and side.

### Family Bathroom

Four-piece suite comprising low level w.c, vanity hand wash basin, panelled bath and separate shower cubicle with inset tiling, waterfall style shower-head and additional hand-held shower attachment, tiled splash backs and surrounds, heated towel rail, tiled flooring, UPVC double glazed obscure glass window overlooking the side aspect.

### Outside

The property is approached from Ketts Hill via a brick-weave driveway, where an electrically operated wrought iron gate gives access to a large sweeping shingle driveway, providing ample off-road parking and access to the integral garage. There are well-manicured lawned gardens with ornamental trees and the front boundary is enclosed by panelled fencing, offering a degree of privacy.

Gated side access leads into the rear garden, which is laid mainly to lawn with a paved patio seating area, bordered by shingle with a further paved patio seating area, outside tap, established plant and shrub bed borders and retaining fencing.

### Integral Garage

14' 8" x 8' 5" ( 4.47m x 2.57m )  
Roller door to the front aspect, integral door opening to the rear lobby area.

### 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 an Asda petrol station/convenience store and Costa. Necton is also situated on an excellent bus route, providing links to King's Lynn, Norwich and more.

### 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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welcome to

## Ketts Hill, Necton, Swaffham

- 3 bedroom detached converted former police house
- Sought-after, non-estate village location
- Ample off-road parking and integral garage
- Well-tended front and rear gardens
- Dual aspect fitted kitchen, open-plan to the dining room
- Triple aspect lounge with feature fireplace
- 4-piece family bathroom suite and ground floor w.c
- UPVC double glazed windows and GCH

Tenure: Freehold EPC Rating: D

**£350,000**

### 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 further along on the left hand side.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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