



Hale Road, Necton, Swaffham, PE37 8EY

welcome to

Hale Road, Necton, Swaffham

A beautifully presented 3/4 bedroom detached bungalow, which has been fully modernised and refurbished, located in a non-estate village position. Boasting an open-plan living area with a stunning kitchen and integrated appliances, contemporary bathroom, home office/bedroom, garden room and more!

We are excited to offer for sale this fantastic opportunity to purchase a versatile 3/4 bedroom detached single storey property, occupying a non-estate central village location, within easy walking distance of village amenities and facilities. In recent months, this beautiful home has been the subject of extensive renovations and improvements and is offered for sale with **NO ONWARD CHAIN!**

In brief, the contemporary accommodation comprises; entrance porch with fitted coir entrance matting, open-plan to the large contemporary open-plan living area, incorporating a well-appointed kitchen with integrated Neff appliances and central island. This is open-plan to the living area, utility/laundry room and garden room. The utility leads to the modern fitted family bathroom and to complete the accommodation, there are three bedrooms and a home office/study.

Of attractive rendered elevations under a tiled roof, the property boasts gas fired radiator central heating and UPVC double glazed windows throughout. Outside, there is a freshly laid granite gravel driveway, providing off-road parking and the rear garden has been laid mainly to lawn with a paved patio seating area and retaining fencing. There is also lovely lawn and attractive, rustic cleft post and rail fencing defining the front boundary.

A full internal inspection is highly recommended to fully appreciate the accommodation, specification and location offered for sale!

Accommodation:

Part glazed composite external entrance door opening to:

Entrance Porch

Fitted coir entrance mat, open-plan to:

Open-Plan Kitchen/ Living Room

Kitchen Area

17' 10" x 13' 1" (5.44m x 3.99m)

A comprehensive range of wall and floor mounted fitted contemporary Shaker style kitchen units in matt grey finish with contrasting marble effect work surfaces over, inset Butler style sink with mixer tap, tiled splash backs and surrounds, integrated Neff fridge-freezer, integrated Neff dishwasher, cupboard housing the gas fired central heating boiler, fitted matching central island with marble effect work surfaces, built-in oven and fitted hob, fitted extractor hood, radiator, wood effect LVT flooring, inset ceiling spotlights, UPVC double glazed window to the front aspect, open-plan square arch leading to the rear porch, open-plan rear hallway area leading to the utility room and bedroom 2, open-plan to:

Living Area

13' 1" x 12' 6" (3.99m x 3.81m)

Radiator, television point, wood effect LVT flooring, UPVC double glazed window to the front aspect, doors opening to the three remaining bedrooms.

Garden Room

8' x 5' (2.44m x 1.52m)

Radiator, wood effect LVT flooring, dual aspect with UPVC double glazed window to the side and UPVC double glazed external entrance door opening to the rear garden.





Utility/ Laundry Room

8' 4" x 6' 10" (2.54m x 2.08m)

Floor mounted fitted kitchen unit with work surfaces over, plumbing for washing machine, heated towel rail, wood effect LVT flooring, UPVC double glazed window to the rear aspect, door opening to:

Family Bathroom

7' 5" x 7' (2.26m x 2.13m)

Suite comprising vanity unit with back to wall w.c, inset hand wash basin and storage under, and P shaped panelled bath with mixer taps, shower screen and shower attachment over, part tiled walls, UPVC double glazed window to the rear aspect.

Home Office/Bedroom 4

8' 6" x 8' 5" (2.59m x 2.57m)

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

Bedroom 1

14' 1" x 8' 2" max narrowing to 7' 8" min (4.29m x 2.49m max narrowing to 2.34m min)

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

Bedroom 2

13' x 6' 8" (3.96m x 2.03m)

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the front and side.

Bedroom 3

11' 7" x 7' 9" (3.53m x 2.36m)

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



Outside

The property is approached from Hale Road via a new granite gravelled driveway, providing ample off-road parking and turning space, bordered by lawn with an attractive rustic cleft post and rail fencing front boundary. The gravel driveway also provides access to the main entrance door, located at the side of the bungalow.

A timber side gate gives access into the beautifully tended rear garden, which is laid mainly to lawn with a paved patio seating area, gravel area and retaining fencing.

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. Further amenities can be found within the neighbouring market 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.



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welcome to

Hale Road, Necton, Swaffham

- Fully refurbished 3/4 bedroom detached bungalow
- Well-regarded, non-estate village location
- Ample off-road parking
- Well-tended, enclosed rear garden
- Open-plan kitchen/lounge/dining room with fully fitted kitchen and integrated Neff appliances
- Home office/bedroom, garden room and utility/laundry room
- Contemporary fitted family bathroom
- UPVC double glazed windows and gas central heating

Tenure: Freehold EPC Rating: D

offers in excess of **£350,000**

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and continue onto Hale Road. The property will be found along on the right hand side, identified by our William H Brown "For Sale" board.



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

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Property Ref:
SFM109394 - 0010

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