



Mill Street, Necton, PE37 8EN

welcome to

Mill Street, Necton Swaffham

A beautifully presented, 4 double bedroom detached family home, located within this highly-regarded area of Necton. Offering generous accommodation including 3 reception rooms, open-plan kitchen/family room and en suite facilities with driveway parking, garage, landscaped gardens and much more!



Accommodation:

Composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, smooth plastered and coved ceiling, wood effect LVT flooring, doors opening to the lounge, sitting room and kitchen, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, smooth plastered and coved ceiling, tiled flooring, extractor fan.

Study / Bedroom 5

12' 11" max x 9' 9" max (3.94m max x 2.97m max)
Radiator, smooth plastered and coved ceiling, carpet flooring, hardwood double glazed Sash style window to the front aspect.

Lounge

15' 4" x 12' 2" (4.67m x 3.71m)
Feature gas fireplace with decorative surround and hearth, radiator, television point, smooth plastered and coved ceiling, carpet flooring, dual aspect hardwood double glazed multi-pane windows to the front and side, double internal doors opening to:

Dining Room

12' 1" x 10' 5" (3.68m x 3.17m)
Radiator, smooth plastered and coved ceiling, wood effect LVT flooring, hardwood double glazed multi-pane window to the rear aspect, door way opening to:

Open-Plan Kitchen/Family Room

17' max x 12' 10" max (5.18m max x 3.91m max)
A comprehensive range of Shaker style wall and floor mounted fitted kitchen units in cream finish with contrasting wood effect work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, Rangemaster style oven with extractor hood over and stainless steel splash back, plumbing for dishwasher,

plumbing for washing machine, space for American style fridge-freezer, concealed gas fired central heating boiler, smooth plastered and coved ceiling, tiled flooring, hardwood double glazed multi-pane window to the rear aspect, hardwood double glazed French doors opening to the rear garden.

First Floor Landing

Airing cupboard, smooth plastered and coved ceiling, carpet flooring, doors opening to all bedrooms and the family bathroom.

Master Bedroom

15' 6" max x 12' max (4.72m max x 3.66m max)
Large built-in storage wardrobes, radiator, smooth plastered and coved ceiling, carpet flooring, television point, telephone point, dual aspect hardwood double glazed multi-pane windows overlooking the front and side, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling and shower unit, shaver point, tiled splash backs, radiator, smooth plastered and coved ceiling, tiled flooring, extractor fan, hardwood double glazed Sash style window overlooking the front aspect.

Bedroom 2

13' 4" max x 11' 10" (4.06m max x 3.61m)
Built-in double storage wardrobes, radiator, smooth plastered and coved ceiling, carpet flooring, television point, hardwood double glazed Sash style window overlooking the front aspect.

Bedroom 3

11' 8" x 9' 2" max (3.56m x 2.79m max)
Built-in double storage wardrobes, radiator, smooth plastered and coved ceiling, carpet flooring, television point, hardwood double glazed multi-pane window overlooking the rear aspect.

Bedroom 4

10' 5" x 9' 2" (3.17m x 2.79m)
Built-in double storage wardrobes, radiator, smooth plastered and coved ceiling, carpet flooring, television point, hardwood double glazed multi-pane window overlooking the rear aspect.

Family Bathroom

Four-piece suite comprising low level w.c, hand wash basin, panelled bath with shower attachment and separate glazed shower enclosure with inset tiling and shower unit, part tiled walls, shaver point, radiator, smooth plastered and coved ceiling, tiled flooring, extractor fan, hardwood double glazed multi-pane window overlooking the rear aspect.

Outside

To the front of the property, there are well-stocked border areas, lawn and a pathway leads to the main entrance door.

The well-manicured, enclosed rear gardens are laid mainly to lawn with a patio seating area, plant and shrub borders, ornamental trees, paved pathways, outside tap and retaining fencing. There is also a garden storage shed, personal door access into the garage and a timber gate opens to the driveway. The driveway can be accessed via Woodward Avenue.

Garage

18' 2" x 11' 6" (5.54m x 3.51m)
Up and over door, personal door opening into the rear garden.

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and as the road merges onto Hale road where it bears around to the left, take the left hand turn onto Mill Street. Pass Woodward Avenue and property will be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Mill Street, Necton Swaffham

- NO ONWARD CHAIN!!
- Contemporary 4 double bedroom detached house
- Highly-regarded village location
- Driveway parking and garage with access into the rear garden
- Well-manicured, landscaped rear garden
- Open-plan kitchen/family room with French doors to the garden

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



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.focusagent.com



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Property Ref:
SFM109820 - 0008

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