



Farm Walk, Necton, Swaffham, PE37 8LX

welcome to

Farm Walk, Necton, Swaffham

A recently updated 3 double bedroom detached bungalow, located within the sought-after village of Necton. The property offers generous accommodation with a large dual aspect lounge and separate conservatory, together with well-tended front and rear gardens, off-road parking, garage and more!

We are extremely pleased to offer for sale this spacious detached bungalow, offering 3 great sized bedrooms, located within this popular residential development in the highly-regarded village of Necton, just a short walk from amenities including doctors surgeries, convenience store/Post Office and local butchers.

In brief, the accommodation comprises; L shaped entrance hallway, cloakroom w.c, large dual aspect lounge/dining room, modern fitted kitchen, conservatory, three great sized bedrooms and the family bathroom. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows. Outside, there is a driveway providing off-road parking and access to the garage, together with large gardens to both front and rear aspects.

Appealing to an assortment of buyers, internal viewing is highly advised to fully appreciate the accommodation offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

L Shaped Entrance Hallway

Radiator, carpet flooring, storage cupboard, doors opening to the lounge/dining room, kitchen, all bedrooms and bathroom, further door opening to:

Cloakroom W.C

Low level w.c, radiator, hand wash basin, vinyl flooring, UPVC double glazed obscure glass window to the side aspect.

Lounge / Dining Room

24' 2" x 11' 11" max narrowing to 7' 10" (7.37m x 3.63m max narrowing to 2.39m)

Feature gas fireplace with decorative surround, two radiators, television point, newly fitted carpet flooring, dual aspect UPVC double glazed windows to the front and rear, door opening to:

Conservatory

12' 2" x 8' 2" (3.71m x 2.49m)

Of UPVC double glazed construction, UPVC double glazed external entrance door opening to the rear garden.

Kitchen

11' 5" x 9' 9" (3.48m x 2.97m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap, tiled splash backs and surrounds, space for electric cooker with concealed extractor hood over, plumbing for washing machine, space for under counter fridge, radiator, vinyl flooring, UPVC double glazed window to the rear aspect, part glazed door opening to garden.

Bedroom 1

10' 10" x 10' 5" (3.30m x 3.17m)

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

Bedroom 2

10' 5" x 9' 8" (3.17m x 2.95m)

Radiator, newly fitted carpet flooring, UPVC double glazed window to the rear aspect.





Bedroom 3

9' 5" x 9' (2.87m x 2.74m)

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

Family Bathroom

Suite comprising hand wash basin, panelled bath and electric shower over, part tiled walls, heated radiator, UPVC double glazed window to the rear aspect.

Outside

The property is approached via a brick-weave driveway, which provides off-road parking and access to the garage. There is a lawned front garden with stocked borders and gated access leading into the rear garden.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, greenhouse, timber storage shed and an array of established shrubs and established trees, offering a very good degree of privacy to the occupants and making these gardens ideal for the keen gardener.

Garage

Up and over door to the front aspect.



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 C.

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/SFM109151



welcome to

Farm Walk, Necton, Swaffham

- **NO ONWARD CHAIN!**
- 3 double bedroom detached bungalow
- Off-road parking and garage
- Well-manicured, established rear garden
- 24' dual aspect lounge/dining room and modern fitted kitchen
- Conservatory overlooking the rear garden
- UPVC double glazed windows and gas central heating
- Popular, well-serviced village location

Tenure: Freehold EPC Rating: C

£300,000

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and onto Hale Road, taking the right hand turn onto North Pickenham Road just before reaching the village shop. Continue and take the right hand turn onto Masons Drive and continue to the end of the road, take the left hand turn into Farm Walk. The property will be found further 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

view this property online williamhbrown.co.uk/Property/SFM109151



Property Ref:
SFM109151 - 0008

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