



**Jubilee Way, Necton, Swaffham, PE37 8NA**

**welcome to**

## **Jubilee Way, Necton, Swaffham**

A very well presented 2/3 bedroom detached bungalow, located within this ever-popular mid-Norfolk village. This lovely home has recently benefitted from a re-fitted kitchen & shower room, the addition of a bedroom & en suite w.c, and also boasts a wonderful rear garden, off-road parking and more!

We are delighted to welcome to the market this beautifully presented 2/3 bedroom detached bungalow, situated within the well-served village of Necton, with its shops, schooling and doctor facilities. Having undergone improvements carried out by the current owners, the property boasts gas fired radiator central heating and UPVC double glazed windows throughout.

In brief, the accommodation comprises; entrance hall, cosy lounge, contemporary fitted kitchen, dining room/bedroom 3 with French style doors opening to the rear garden, bedroom 1/guest bedroom with en suite w.c, final double bedroom and a modern re-fitted shower room. Outside, the property is surrounded by well-stocked, mature gardens on a well-proportioned plot with off-road parking for several vehicles.

An internal inspection is strongly recommended to fully appreciate the accommodation offered for sale!

### **Accommodation:**

UPVC part glazed external entrance door with double glazed side panel opening to:

### **Entrance Hall**

Built-in storage cupboard, radiator, loft access, carpet flooring, doors opening to the kitchen, shower room, bedroom 2 and bedroom 3/dining room, further door opening to:

### **Lounge**

15' 1" x 12' ( 4.60m x 3.66m )

Radiator, television and telephone points, decorative ceiling rose, carpet flooring, UPVC double glazed window with secondary glazing to the front aspect.

### **Kitchen**

12' 2" x 10' ( 3.71m x 3.05m )

A comprehensive range of contemporary wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs, built-in oven and fitted hob with extractor hood over, plumbing for washing machine, space for under-counter appliance, space for fridge-freezer, wall mounted gas fired central heating boiler, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

### **Dining Room / Bedroom 3**

9' 10" x 9' 11" ( 3.00m x 3.02m )

Radiator, carpet flooring, UPVC double glazed French style doors opening to the rear garden, door opening to:

### **Bedroom 1**

12' 10" x 7' 11" ( 3.91m x 2.41m )

Built-in storage cupboard, radiator, carpet flooring, loft access, UPVC double glazed window to the front aspect, door opening to:

### **En Suite W.C**

Suite comprising low level w.c and vanity hand wash basin with storage under and tiled splash backs, heated towel rail, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

### **Bedroom 2**

11' 10" x 10' 1" ( 3.61m x 3.07m )

Radiator, carpet flooring, UPVC double glazed window with secondary glazing to the front aspect,





### **Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under and glazed quadrant shower cubicle with inset tiling and shower unit, fully tiled walls, radiator, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

### **Outside**

To the front of the property, there is a shingle garden, for ease of maintenance, with flower and shrub bed borders and a chain-link fence boundary. A decorative paved pathway leads to the main entrance door with external security lighting and a driveway to the side provides off-road parking.

Gated side access leads to the enclosed rear garden, which is a particular feature of the property and laid mainly to lawn with a paved patio seating area, brick-built raised vegetable beds, gazebo, cabin with power and lighting and an outside power socket.

### **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 ASDA express 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 & 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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## Jubilee Way, Necton, Swaffham

- 2/3 bedroom detached bungalow
- Recently re-fitted shower room and kitchen
- Bedroom 1/guest bedroom with en suite w.c
- Bedroom 3/dining room with French doors opening to the rear garden
- Well-manicured gardens and off-road parking
- Gas fired central heating
- UPVC double glazed windows
- Popular village location

Tenure: Freehold EPC Rating: D

**£280,000**

### directions to this property:

Upon entering Necton from the A47/Swaffham direction, proceed along Tuns Road and continue onto Hale Road. Before reaching the Necton store/Post Office, take the right hand turn onto North Pickenham Road. Continue along and before leaving the village, take the last left hand turn onto Jubilee Way. The property will be found on the left hand side.



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 inspections.

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