



Oaks Drive, Necton, Swaffham, PE37 8LY

welcome to

Oaks Drive, Necton, Swaffham

>> **NO ONWARD CHAIN!** A beautifully presented 2 bedroom semi-detached home, located in a sought-after position within this highly-regarded village. Offering a modern kitchen/breakfast room and bathroom, cosy lounge, driveway parking, garage, lovely enclosed rear garden and much more!

We are delighted to welcome to the market this extremely well presented 2 bedroom semi-detached house, benefitting from well-proportioned internal and external space. This stunning home is located within a mature development in the heart of the well-served village of Necton, within easy reach of local amenities including shops, butchers, doctors surgeries, schooling and more.

Presented in very good condition throughout, the ground floor accommodation briefly comprises; entrance lobby with stairs rising to the first floor landing, cosy lounge and a modern fitted kitchen/breakfast room. This is complemented on the first floor by two good sized bedrooms and the contemporary family bathroom.

Coupled with this accommodation, the property is heated via a gas fired radiator system with UPVC double glazed windows throughout. Outside, to the front of the property, there is a lawned front garden, an attached single garage and driveway off-road parking, together with a fully enclosed lawned rear garden with a paved patio seating area.

Appealing to an assortment of buyers, a full and early internal inspection is essential to fully appreciate the accommodation and location offered for sale! **NO ONWARD CHAIN!**

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Lobby

Staircase rising to the first floor landing, door opening to:

Lounge

12' 5" x 12' 5" (3.78m x 3.78m)

Under-stairs storage area, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen / Breakfast Room

15' 9" x 9' 4" (4.80m x 2.84m)

A comprehensive range of wall and floor mounted fitted kitchen units in contemporary finish with work surfaces over, inset stainless steel sink and drainer with mixer tap, built-in oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge-freezer, radiator, two UPVC double glazed windows to the rear aspect, part glazed external entrance door opening to the rear garden.

First Floor Landing

Airing cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to both bedrooms and the family bathroom.

Bedroom 1

12' 9" x 10' 7" max narrowing to 8' 11" min (3.89m x 3.23m max narrowing to 2.72m min)

Built-in storage wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

9' 9" x 9' 7" max narrowing to 8' 8" min (2.97m x 2.92m max narrowing to 2.64m min)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.





Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with wall mounted electric shower over, tiled splash backs and surrounds, radiator, vinyl flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

Outside

To the front of the property, a driveway provides off-road parking and access to the attached single garage. There is a mainly lawned front garden with a pathway leading to the main entrance door. A side gate opens into the rear garden.

The rear garden is laid mainly to lawn with a large paved patio seating area. The garden is fully enclosed by panelled fencing and offers a good degree of privacy.

Garage

Power and lighting connected, UPVC double glazed window to the rear 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 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 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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Oaks Drive, Necton, Swaffham

- **NO ONWARD CHAIN!!**
- 2 bedroom semi-detached house
- Mainly lawned front and rear gardens
- Driveway parking and garage
- Modern fitted kitchen/breakfast room and bathroom
- Gas fired central heating
- UPVC double glazed windows
- Popular, well-served village location

Tenure: Freehold EPC Rating: B

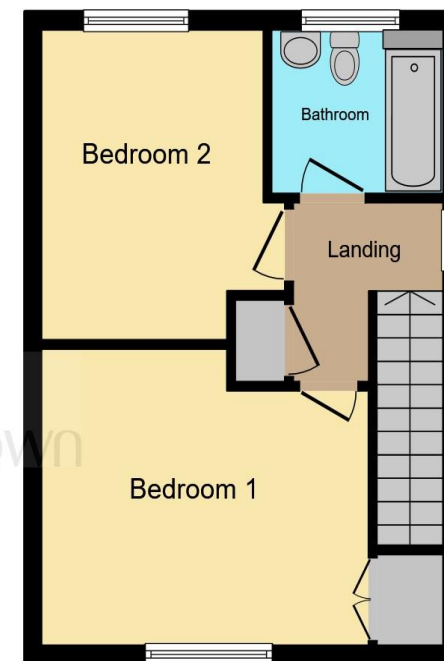
offers in excess of **£230,000**

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. Follow the road, bearing around to the left and take the left hand turn onto Oaks Drive. The property will be found at the end of the cul-de-sac on the on the right 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

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Property Ref:
SFM109842 - 0005

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