



**Brackenwoods, Necton, Swaffham, PE37 8EX**

**welcome to**

## **Brackenwoods, Necton, Swaffham**

>> **CHAIN FREE!** A beautifully presented 2 double bedroom detached bungalow, located within this peaceful area of Necton, in easy reach of village amenities. Benefitting from a modern kitchen and shower room, 22' conservatory, lounge/dining room, low maintenance gardens, driveway & an integral garage!

We are extremely pleased to offer for sale this well-proportioned 2 double bedroom detached bungalow, occupying an established setting in the heart of this highly-regarded and well-served village, just a short walk from village amenities including a local convenience store/Post office, doctors surgery and butchers. In recent years this stunning home has undergone an extensive programme of decorative enhancement and improvement, providing a bright and spacious contemporary feel.

In brief, the internal accommodation comprises; entrance hall with built-in storage space, large lounge/dining room with patio doors leading to a 22' conservatory, modern fitted kitchen, two double bedrooms and a re-fitted contemporary shower room. Coupled with this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, the property boasts low maintenance front and rear gardens, a driveway providing off-road parking and access to the garage with power and lighting connected.

Appealing to an assortment of buyers including first time buyers, downsizers, retirees and small families alike; internal viewing is highly recommended to fully appreciate the accommodation and village location offered for sale!

### **Accommodation:**

Composite part glazed external entrance door opening to:

### **Entrance Hall**

Built-in storage cupboard, airing cupboard, radiator, light wood effect flooring, loft access, doors opening to both bedrooms, shower room and kitchen, further door opening to:

### **Lounge / Dining Room**

17' x 11' 9" ( 5.18m x 3.58m )

Feature fireplace with decorative surround and hearth, radiator, television point, telephone point, light wood effect flooring, UPVC double glazed sliding patio doors opening to:

### **Conservatory**

22' 4" x 7' 7" ( 6.81m x 2.31m )

Of UPVC double glazed construction on a brick base with two radiators, telephone point, wood effect flooring, UPVC double glazed external entrance door opening to the rear garden, integral door opening to the garage, UPVC double glazed door opening to:

### **Kitchen**

10' 6" x 8' 4" ( 3.20m x 2.54m )

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted ceramic hob with cooker hood over, plumbing for washing machine, space for fridge-freezer, tiled flooring, inset ceiling spotlights, UPVC double glazed internal window to the rear aspect.





### **Bedroom 1**

12' 10" x 8' 8" ( 3.91m x 2.64m )  
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

### **Bedroom 2**

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window to the front aspect.

### **Family Shower Room**

Suite comprising low level w.c, hand wash basin and walk-in shower enclosure, part tiled walls, radiator, vinyl flooring, UPVC double glazed obscure glass window to the side aspect.

### **Outside**

To the front of the property, there is a low maintenance shingle garden with a side pathway and gate leading into the rear garden. A driveway to the opposing side aspect provides off-road parking and access to the garage. A pathway leads to the main entrance door at the side elevation.

The rear garden has also been hard-landscaped, for ease of maintenance, with a shingle garden area, large paved patio seating area and further circular patio area, plant and shrub beds and retaining fencing.

### **Garage**

19' 3" x 10' 8" ( 5.87m x 3.25m )  
Up and over door to the front aspect, UPVC double glazed window to the rear aspect, power and lighting connected, integral door opening to the conservatory.

### **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 (temporarily closed), Post Office and a number of shops, including an 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, 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.



**view this property online** [williamhbrown.co.uk/Property/SFM109809](http://williamhbrown.co.uk/Property/SFM109809)



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## Brackenwoods, Necton, Swaffham

- 2 double bedroom detached bungalow
- **NO ONWARD CHAIN!**
- Driveway parking and integral garage
- Low maintenance front and rear gardens
- Spacious lounge/dining room and modern kitchen
- 22' conservatory overlooking the rear garden
- Gas fired radiator heating
- UPVC double glazed windows
- Sought-after and peaceful village location

Tenure: Freehold EPC Rating: D

offers over **£270,000**

### directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the left hand turn onto School Road. Continue for a short distance, taking the right hand turn onto Chantry Lane and proceed along. Take the left hand turn onto Brackenwoods and turn right. The property will be found 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:  
SFM109809 - 0008

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