



**Chantry Lane, Necton, Swaffham, PE37 8ET**



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## **Chantry Lane, Necton, Swaffham**

With much to offer, this stunning detached characterful property must be viewed. Offering versatile accommodation with 4 bedrooms and open-plan living, together with a detached 1 bedroom annexe, outstanding side and rear gardens that provide a good degree of privacy, this home has it all...

A charming and well-proportioned detached home, boasting a wealth of character tastefully blended with contemporary improvements and enhancements. Occupying a non-estate, central village location, the property was originally a Methodist Chapel and has undergone extensive extension and enhancements to offer spacious and versatile accommodation spread over two floors. A detached annexe has also been constructed within the gardens, which boasts a kitchen, living area, en suite and bedroom. Set within mainly lawned wrap-around gardens, which have been laid out to enjoy a good degree of privacy.

Briefly, the ground floor accommodation comprises a main reception hallway with a turned dog-leg staircase rising to the first floor, leading to an open-plan lounge and kitchen, offering a recently re-fitted kitchen and lounge area with wood burner and stairs rising to a mezzanine guest bedroom. From here there is also access to the front entrance lobby. Leading back off the main reception hall there is a former w.c, which is now used as a large cloaks cupboard, utility, bedroom/study and shower room. This is complemented on the first floor by 2 double bedrooms and bathroom. In the annexe, which is finished to exacting standards, there is a kitchen/living area, bedroom and en suite. This stunning home is heated via a gas fired central heating system with double glazed windows throughout.

A full internal inspection is absolutely essential to fully appreciate all that is on offer.

### **Accommodation:**

Hardwood part glazed external entrance door opening to:

### **Main Reception Hall**

A spacious and impressive entrance hall with a turned dog-leg staircase rising to the first floor landing with a half-landing and large double glazed windows overlooking the mature gardens, exposed brick elevation, radiator, carpet flooring, double glazed external entrance door opening to the garden, door opening to:

### **Living Area**

27' 8" x 18' 6" ( 8.43m x 5.64m )

This impressive open-plan room provides traditional character with more contemporary charm.

### **Lounge Area**

Feature wood burner set on a stone plinth with exposed timber over, timber latch door to staircase rising to the guest bedroom/bedroom 4, radiator, television point, ceramic tiled flooring, triple aspect with double glazed windows to the front and side and UPVC double glazed French style doors opening to the side gardens, part glazed door opening to the front entrance lobby, open-plan to:

### **Kitchen /Dining Area**

A comprehensive range of recently re-fitted wall and floor mounted Shaker style kitchen units with contrasting composite work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for Range style oven, built-in eye-level oven, space for American style fridge-freezer, radiator, ceramic tiled flooring, inset ceiling spotlights, dual aspect double glazed windows to both sides.

### **Front Entrance Lobby**

Hardwood external entrance door opening to the front aspect.

### **Former Ground Floor W.C**

Now used as a large cloaks cupboard.

### **Utility Room**

6' 1" x 5' 8" ( 1.85m x 1.73m )

Accessed from the aforementioned reception hallway with fitted work surfaces with inset Butler style sink unit, plumbing for washing machine, space for tumble dryer, gas fired central heating boiler, radiator, pamment tiled flooring, extractor fan, UPVC double glazed window to the side aspect.





### Ground Floor Bedroom 3/ Study

12' x 8' 11" ( 3.66m x 2.72m )

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the rear and side.

### Ground Floor Shower Room

Suite comprising low level w.c, hand wash basin and tiled shower enclosure with inset shower unit and additional hand-held shower attachment, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

### Guest Bedroom/ Bedroom 4 Level

Staircase rising from the lounge with a timber latch door leading into:

### Guest Bedroom/ Bedroom 4

17' 2" max into recess x 8' 4" ( 5.23m max into recess x 2.54m )

(Sloping ceiling, giving some restricted head height)

Radiator, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and side.

### First Floor Landing

Staircase rising from the main reception hall with radiator, carpet flooring, three large double glazed Velux style windows, doors opening to both bedrooms.

### Master Bedroom

17' x 12' max ( 5.18m x 3.66m max )

(Sloping ceilings) Built-in storage wardrobes, two radiators, carpet flooring, feature double glazed French style doors opening to a Juliet style balcony and feature full-height double glazed windows overlooking the rear aspect.

### En Suite Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and wood panelled bath with shower screen and shower over, part tiled walls, tiled flooring, extractor fan, UPVC double glazed Velux style window.

### Bedroom 2

13' 7" x 12' 1" ( 4.14m x 3.68m )

(Sloping ceilings) Wall mounted hand wash basin with tiled splash backs, exposed beam, radiator, carpet flooring, double glazed Velux style window.

### Outside

To the front of the property, there is a gravelled garden area with a pathway leading to a hardwood door, which opens to the front entrance lobby, bordered by attractive shrubs. A side gravelled driveway leads past the Chapel and at the end of the driveway, there is a large turning/parking area, providing off-road parking for the Chapel and annexe. The rear and side gardens of the property are a particular feature. They have been created with privacy and practical usage in mind, consisting of mainly lawned gardens with a large paved patio seating area, stocked borders, large log store, timber garden storage shed and various ornamental trees and shrubs. A pathway leads towards the annexe, which is set towards the rear of the plot.

### Annexe

The annexe has been constructed to a lodge style and comprises;

### Open-Plan Kitchen/Lounge

17' 8" x 12' 5" + recess ( 5.38m x 3.78m + recess )

### Lounge Area

Fitted wood burner set on a stone tiled hearth, under floor heating, television point, wood effect flooring, UPVC double glazed window to the front aspect, double glazed Velux style window, UPVC double glazed bi-fold doors opening to the main garden area, open-plan to:

### Kitchen Area

A comprehensive range of wall and floor mounted kitchen units with contrasting work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level oven and fitted hob with cooker hood over, integrated fridge, under floor heating, wood effect flooring, double glazed Velux style window.

### Bedroom

14' 1" x 9' 1" ( 4.29m x 2.77m )

Under floor heating, dual aspect UPVC double glazed windows to the front and side, double glazed Velux style window, door opening to:

### En Suite Shower Room

Suite comprising low level w.c, hand wash basin and tiled shower cubicle with inset shower unit and additional hand-held shower attachment, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect.



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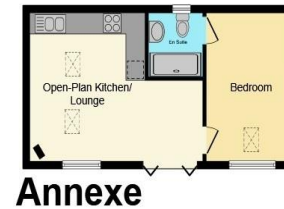
- Versatile detached 4 bedroom converted Methodist Chapel with 1 bedroom annexe
- Off-road parking, beautiful side and rear gardens, offering a degree of privacy
- Open-plan kitchen and lounge
- Impressive reception hallway
- Utility room, shower room and en suite bathroom
- Character features blended with contemporary improvements
- Double glazed windows and gas fired central heating
- Sought-after, non-estate village location

Tenure: Freehold EPC Rating: Awaiting

offers in excess of **£570,000**

### directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and continue past the village shop. Take the next left hand turn onto Chantry Lane and the property will be found shortly along on the left hand side.



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](http://www.focalagent.com)

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