



**Mill Street, Necton Swaffham PE37 8EN**



**welcome to**

**Mill Street, Necton, Swaffham**

>> NO ONWARD CHAIN! An enchanting 3 double bedroom double-fronted detached house, occupying a delightful, non-estate position along this sought-after street in Necton. Offering 2 reception rooms, kitchen/breakfast room, glorious gardens, ample off-road parking, double garage/workshop and more!



### Accommodation:

Part glazed external entrance door with obscure glass side panels opening to:

### Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, carpet flooring, doors opening to the kitchen and dining room, further door opening to:

### Lounge

21' 5" + bay x 12' ( 6.53m + bay x 3.66m )  
Feature cast iron fireplace with tiled hearth, radiator, television point, picture rail, carpet flooring, triple aspect with UPVC double glazed box bay window to the front and UPVC double glazed windows to the side and rear.

### Kitchen/Breakfast Room

19' 3" max narrowing to 10' 4" min x 11' 11" max ( 5.87m max narrowing to 3.15m min x 3.63m )  
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and hob with concealed cooker hood over, space for under-counter appliance, radiator, television point, telephone point, dual aspect UPVC double glazed windows to the rear and side, door opening to the dining room, further door opening to:

### Rear Lobby

Radiator, part glazed external entrance door opening to the rear garden, door opening to the ground floor w.c, further door opening to:

### Utility Room

8' 10" x 5' 5" ( 2.69m x 1.65m )  
Fitted work surfaces, stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, wall mounted gas fired central heating boiler, UPVC double glazed window to the side aspect.

### Ground Floor W.C

Suite comprising low level w.c and hand wash basin, UPVC double glazed window to the side aspect.

### Dining Room

12' + bay x 10' 5" ( 3.66m + bay x 3.17m )  
Feature fitted wood burner, radiator, television point, picture rail, carpet flooring, UPVC double glazed box bay window to the front aspect.

### First Floor Landing

Radiator, carpet flooring, loft access, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

### Bedroom 1

12' x 11' 3" ( 3.66m x 3.43m )  
Radiator, television point, carpet flooring, UPVC double glazed box-bay window overlooking the front aspect, door opening to:

### En Suite Shower Room

12' x 3' 8" ( 3.66m x 1.12m )  
Suite comprising low level w.c, hand wash basin and shower cubicle with inset tiling and shower unit, radiator, wall mounted fan heater, built-in cupboard, UPVC double glazed window overlooking the rear aspect.

### Bedroom 2

11' 11" x 10' ( 3.63m x 3.05m )  
Two built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### Bedroom 3

11' 11" x 8' 11" + bay ( 3.63m x 2.72m + bay )  
Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed box-bay window overlooking the front aspect.

### Family Bathroom

6' 10" x 5' 6" ( 2.08m x 1.68m )  
Suite comprising low level w.c, hand wash basin and panelled bath, part tiled walls, radiator, UPVC double glazed window overlooking the rear aspect.

### Outside

Approached from the road via a large wrought-iron gate that opens out onto a spacious shingle driveway, which provides ample off-road parking and access to the detached double garage/workshop. There is a lawned front garden with a central wrought-iron pedestrian gate and pathway, which leads to the main entrance door. The pathway continues around the side of the property with gated access leading into the rear garden.

To the rear of the property, there is a low maintenance garden, which is laid mainly to paving with shingle borders and leads onto the side garden. The side garden is of good proportion, being laid mainly to lawn with a log store, fencing and hedging.

### Double Garage/Workshop

24' 7" x 20' 1" ( 7.49m x 6.12m )  
Sliding workshop doors, window to the rear aspect, power and lighting connected.

### Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

### directions to this property:

Upon entering Necton from the A47/Swaffham direction, continue along Tuns Road, pass the Church on the left and take the third left hand turn onto Mill Street. Proceed along Mill Street, pass Woodward Avenue and continue around the right hand bend. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

## Mill Street, Necton, Swaffham

- NO ONWARD CHAIN!!
- 3 bedroom double-fronted detached house
- Highly-regarded, non-estate village location
- Established corner plot gardens, ample off-road parking and detached double garage/workshop
- Large triple aspect lounge and separate dining room with wood burner
- Open-plan kitchen/breakfast room and separate utility room

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



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:  
SFM109927 - 0008

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