



**Elizabeth Drive, Necton, PE37 8NB**

**welcome to**

**Elizabeth Drive, Necton, Swaffham**

>> CHAIN FREE! A well-proportioned 2 double bedroom linked-detached bungalow, located within an established and popular area of Necton. Boasting a generous rear garden with woodland views, driveway parking, garage, UPVC double glazed windows and much more!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation:

Recessed storm porch area with part glazed UPVC external entrance door opening to:

## Entrance Hall

Wall mounted storage heater, light wood effect flooring, loft access, doors opening to the kitchen, bathroom and both bedrooms, further door opening to:

## Lounge

15' x 12' ( 4.57m x 3.66m )  
Feature open fireplace with tiled surround and hearth, television point, wall mounted storage heater, carpet flooring, UPVC double glazed window to the front aspect.



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## Kitchen

12' 2" x 10' max narrowing to 9' 1" min ( 3.71m x 3.05m max narrowing to 2.77m min )  
A range of wall and floor mounted fitted kitchen units in light wood finish with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, part tiled walls, space for oven, space for fridge-freezer, plumbing for washing machine, built-in airing cupboard, built-in pantry cupboard, light wood effect flooring, UPVC double glazed window to the rear aspect, UPVC part glazed obscure glass external entrance door opening to the rear garden.

## Bedroom 1

12' x 9' 10" ( 3.66m x 3.00m )  
Wall mounted electric timed convector heater, television point, carpet flooring, UPVC double glazed window to the front aspect.

## Bedroom 2

9' 11" x 9' 11" ( 3.02m x 3.02m )  
Wall mounted electric timed convector heater, carpet flooring, UPVC double glazed window to the rear aspect.

## Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower unit and glazed shower screen over, part tiled walls, Dimplex style wall mounted warm-air heater, heated towel rail, vinyl flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

## Outside

The property is approached via a single-track driveway, which leads to the garage and a further shingle area, offering further off-road parking. There is a lawned front garden with mature privacy hedging and a pathway leading to the main entrance door. A pathway and timber side gates leads into the rear garden.

The fully enclosed, generous rear garden is a particular feature of the property and is laid mainly

to lawn with a paved patio seating area, shingled garden area, pathways, timber summerhouse and an array of plant and shrub bed borders. The garden also backs onto surrounding communal woodland to the rear of this property, providing wonderful views and a good degree of privacy for the occupants.

## Garage

Up and over door to the front aspect, timber window to the rear aspect, pitched roof.

## Location

Necton is a sought-after and well-serviced 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 Asda Express and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and beyond. 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 supermarkets including Waitrose, Asda and Tesco, and further independent 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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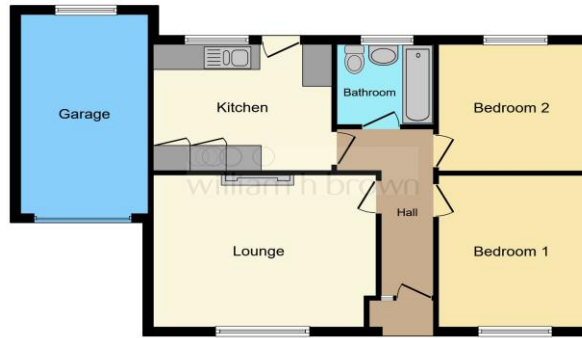
## Elizabeth Drive, Necton Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- 2 double bedroom linked-detached bungalow
- Front-facing lounge and rear-facing kitchen
- UPVC double glazed windows
- Electric heating

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



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.localagent.com

### 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 and continue along. Take the last left hand turn onto Jubilee Way and then take the right hand turn onto Elizabeth Drive. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109919 - 0006

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