



The Avenue, Necton, PE37 8EP

welcome to

The Avenue, Necton

>> CHAIN FREE! A rare opportunity to purchase this 3 bedroom detached bungalow, occupying a prominent, non-estate position within easy reach of village amenities. Benefitting from a lovely corner plot, this single storey residence offers a kitchen/dining room, long driveway, garage and much more!



Accommodation:

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

Entrance Porch

Tiled flooring, UPVC part glazed door with glazed side panel opening to:

Entrance Hall

Electric storage heater, dark wood effect laminate flooring, loft access, doors opening to the lounge, kitchen/dining room, all bedrooms and the shower room.

Lounge

14' 5" x 12' 5" (4.39m x 3.78m)

Feature brick fire surround and hearth with tiling and matching brick media stand, electric storage heater, television point, dark wood effect laminate flooring, dual aspect UPVC double glazed windows to the front and side.

Open-Plan Kitchen/Dining Room

19' 7" x 9' 11" (5.97m x 3.02m)

A comprehensive range of recently re-fitted wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset enamel 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, plumbing for washing machine, dark wood effect laminate flooring, dual aspect with UPVC double glazed window to the side and UPVC double glazed patio doors opening to the rear aspect.

Bedroom 1

12' 6" x 10' 11" (3.81m x 3.33m)

Electric storage heater, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m)

Electric storage heater, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 3

8' 1" x 7' 11" (2.46m x 2.41m)

Carpet flooring, UPVC double glazed window to the front aspect.

Family Shower Room

Suite comprising vanity unit with back to wall w.c and inset hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, fully tiled walls, wall mounted Dimplex warm-air heater, built-in storage cupboard, wood effect flooring, UPVC double glazed window to the rear aspect.

Outside

This bungalow boasts an enviable corner plot, which can be accessed from Mill Street via a pedestrian wrought iron gate, or via The Avenue, where double wrought iron gates open out to a long brick-weave driveway that provides tandem off-road parking and access to the detached garage. The plot is enclosed by retaining fencing and an attractive brick wall with inset decorative wrought iron railings, which define the boundary.

Lawned gardens envelope the property with a pathway continuing around the bungalow. To one side of the property, there is a larger lawned garden with paved patio seating areas, garden storage shed and a personnel door into the garage.

Garage/Workshop

21' x 13' (6.40m x 3.96m)

Up and over garage door, power and lighting connected, personnel door opening into the side garden.

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 Express 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 C.

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

Agents Note

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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, where the property will be found on the right hand side with the corner of The Avenue, opposite The Windmill and also identified by our William H Brown "For Sale" board.



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welcome to

The Avenue, Necton Swaffham

- NO ONWARD CHAIN!
- Refurbished 3 bedroom detached bungalow
- Prominent non-estate village location
- Long driveway and detached garage
- Modern open-plan kitchen/dining room
- Contemporary fitted shower room
- Dual aspect lounge
- UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: D



offers in excess of
£270,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109824 - 0008

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