



**Heron Way, Necton, Swaffham, PE37 8NQ**



**welcome to**

## **Heron Way, Necton, Swaffham**

A beautifully presented 3 bedroom semi-detached home, located in a quiet cul-de-sac position within this sought-after village. Offering a contemporary open-plan lounge/dining room, conservatory, modern kitchen and shower room, landscaped front & rear gardens, driveway, garage and much more!

We are delighted to present to the market this well presented and improved 3 bedroom semi-detached family home, located within an established and popular development in the well-serviced village of Necton. Positioned on the edge of the village, a short stroll from amenities including the local shop/Post Office and butchers, this property is also in a great location for access onto the A47, providing efficient, direct road links to King's Lynn and the City of Norwich, amongst many more for those looking or needing to travel.

In brief, the ground floor accommodation comprises a welcoming entrance hall with stairs leading to the first floor landing and further providing access to a ground floor/guest w.c and a large open-plan lounge/dining room. From here, French doors open out to a bright and airy conservatory, which overlooks the landscaped rear garden, and to complete the ground floor, there is a modern fitted kitchen. This is complemented on the first floor by three good sized bedrooms and contemporary family shower room. Coupled with this accommodation, the property boasts gas fired radiator central heating and UPVC double glazed windows throughout. Outside, this wonderful family home is situated within well-tended, landscaped front and rear gardens and further benefits from with off-road parking and a garage.

This well presented property is sure to be popular, making an early internal inspection strongly recommended!

### **Accommodation:**

Part glazed UPVC external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, wood effect laminate flooring, doors opening to the lounge/dining room and kitchen, further door opening to:

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

Suite comprising close coupled w.c and vanity hand wash basin with storage under and tiled splash backs, radiator, ceramic tiled flooring, UPVC double glazed window to the front aspect.

### **Open-Plan Lounge/Dining Room**

22' 5" x 12' max narrowing to 9' ( 6.83m x 3.66m max narrowing to 2.74m )  
Two radiators, television point, carpet flooring, UPVC double glazed window to the front aspect, UPVC double glazed French doors opening to:

### **Conservatory**

12' 2" x 8' 7" ( 3.71m x 2.62m )  
Of mostly UPVC and double glazed construction on a brick base with wood effect laminate flooring, fitted blinds, UPVC double glazed French doors opening to the rear garden.

### **Kitchen**

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 fridge-freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted gas fired central heating boiler, built-in storage cupboard, radiator, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.





### **First Floor Landing**

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

### **Bedroom 1**

12' 2" max narrowing to 9' 2" min x 11' 9" ( 3.71m max narrowing to 2.79m min x 3.58m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Bedroom 2**

10' 8" x 9' 2" + door recess extending to 12' 2" max ( 3.25m x 2.79m + door recess extending to 3.71m max )  
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Bedroom 3**

9' 3" x 7' 9" ( 2.82m x 2.36m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Family Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under and low-rise shower enclosure with inset tiling, rainfall style showerhead and additional hand-held shower attachment, tiled splash backs, radiator, tiled flooring, UPVC double glazed window overlooking the rear aspect.

### **Outside**

The property is approached via a single track driveway, which provides off-road parking and access to the garage. There is a lawned, landscaped front garden with a decorative shingle border and chain-link fencing, together with a further shingle area, which the current owner uses as an extra off-road parking space.

Gated side access leads into the rear garden, which is also beautifully landscaped, offering a well-tended lawned garden with a paved patio seating area and a brick-weave pathway leading to another paved patio seating area at the bottom of the garden, together with attractive flower and shrub bed borders and retaining fencing, ideal for Al' Fresco dining and entertaining friends and family in the spring and summer evenings.

### **Garage**

Roller door to the front aspect.

### **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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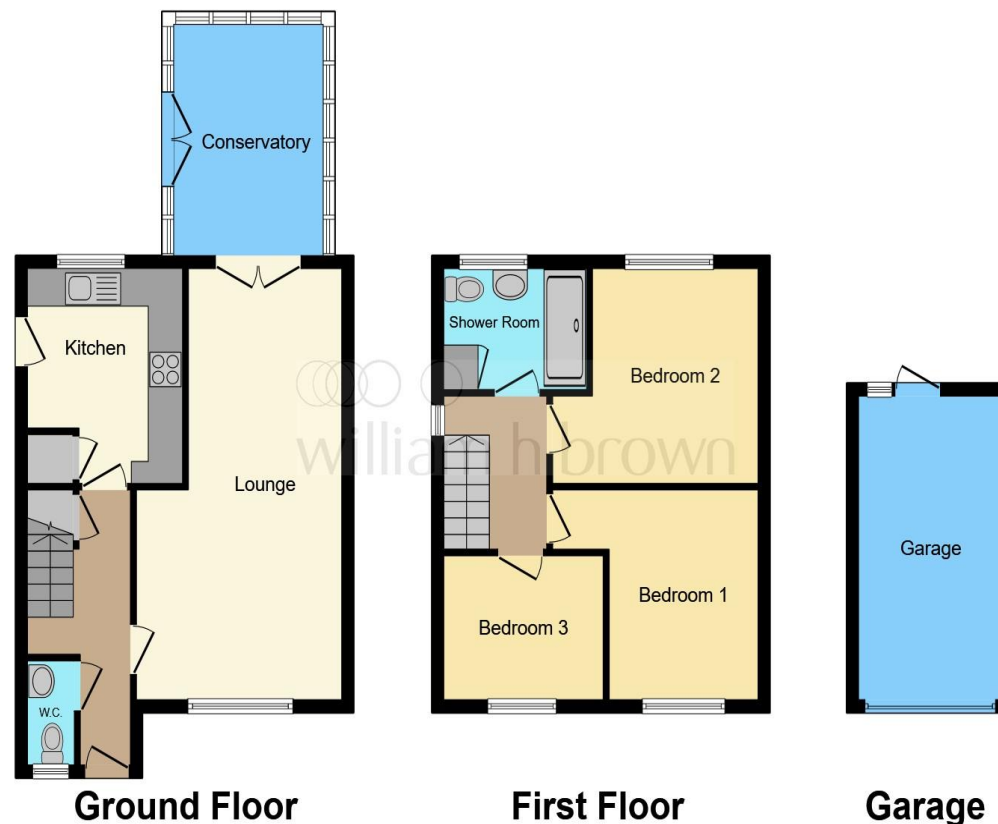
- Very well presented 3 bedroom semi-detached house
- Off-road parking and garage
- Landscaped front and rear gardens
- Modern kitchen, ground floor w.c and shower room
- Open-plan lounge/dining room and spacious conservatory
- UPVC double glazed windows
- Gas fired central heating
- Popular, edge of village location

Tenure: Freehold EPC Rating: C

offers in excess of **£250,000**

### directions to this property:

Upon entering Necton from the A47/Swaffham direction, proceed along Tuns Road and continue as the road merges onto Hale Road. Pass the village shop and Chantry Lane and take the right hand turn onto Kingfisher Drive. Take the left hand turn onto Heron Way and the property will be found at the bottom of the cul-de-sac 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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