



**Woodward Avenue, Necton, Swaffham PE37 8FA**

**welcome to**

**Woodward Avenue, Necton Swaffham**

>> NO ONWARD CHAIN! A 3 double bedroom detached home, located in the well-serviced village of Necton, built in just 2014 by the reputable Hopkins Homes. Boasting a kitchen/dining room, en suite & separate bathroom, garage and driveway, enclosed rear garden UPVC double glazed windows & more..



### **Accommodation:**

Composite entrance door opening to:

#### **Entrance Hall**

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

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

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, tile flooring and UPVC double glazed window to side aspect.

#### **Lounge**

15' 8" x 10' 11" ( 4.78m x 3.33m )

Radiator, television point, telephone point, carpet flooring, UPVC double glazed windows to the front, double doors opening to:

#### **Kitchen / Dining Room**

17' 8" x 8' 11" ( 5.38m x 2.72m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap and tiled splashback, integrated electric oven with ceramic hob and extractor hood over, space for washing machine and dishwasher, space for free standing fridge/freezer, radiator, tiled flooring and UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to garden.

#### **First Floor Landing**

Airing cupboard, loft access, carpet flooring and doors opening to all bedrooms and the family bathroom.

#### **Bedroom 1**

13' x 10' 10" ( 3.96m x 3.30m )

Built-in wardrobes, radiator, television point, carpet flooring, UPVC double glazed windows to front and side, door opening to:

#### **En Suite Shower Room**

Suite comprising low level w.c, pedestal hand wash basin and shower cubicle with mains connected shower, part tiled wall, tiled flooring and UPVC double glazed window to front aspect.

#### **Bedroom 2**

18' 1" x 9' 9" ( 5.51m x 2.97m )

Radiator, television point, carpet flooring, UPVC double glazed dormer window to front aspect and Velux window to rear.

#### **Bedroom 3**

10' 10" x 9' 6" ( 3.30m x 2.90m )

Built-in wardrobe, radiator, carpet flooring and UPVC double glazed window to rear aspect.

#### **Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with hand-held shower attachment over, tiled splash backs, radiator, tiled flooring and UPVC double glazed window overlooking the rear aspect.

#### **Outside**

The property is approached via paved walkway to the main entrance door, the rest of the front garden is set to gravel for ease of maintenance, a driveway provides off-road parking and access to the garage.

Gated side access leads to the fully enclosed rear garden, which is a particular feature of this property, partly laid to gravel and part landscaped lawn, the rear garden is set with a variety of plants and flowers and enjoying plentiful colour in the summer months. a paved patio seating area is located just outside the French doors from and an access door can be found into the rear of the garage.

#### **Garage**

Up & over front door, power, lighting, rear access door to the 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, Post Office and a number of shops, including Co Op and Costa. Further amenities can be found within the neighbouring 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 banding will be reviewed and may be subject to change.

#### **directions to this property:**

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and as the road merges onto Hale road where it bears around to the left, take the left hand turn onto Mill Street. Pass the Windmill Inn and take the next left hand turn onto Woodward Avenue. The property will be found at the end of the cul de sac on the right hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM110073](http://williamhbrown.co.uk/Property/SFM110073)





welcome to

## Woodward Avenue, Necton Swaffham

- Well-presented 3 bedroom detached house
- Constructed by Hopkins Homes in 2014
- Modern kitchen / dining room
- En suite shower room, family bathroom and ground floor w.c
- Enclosed rear garden, driveway parking & double garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



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:  
SFM110073 - 0006

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