



**Farm Walk, Necton Swaffham PE37 8LX**



**welcome to**

**Farm Walk, Necton Swaffham**

>> NO ONWARD CHAIN! A 2 bedroom detached bungalow, located in a quiet residential area in the sought-after village of Necton, offering generous accommodation with 2 double bedroom, rear facing kitchen and large lounge. The property further benefits from gardens, driveway parking and a car port!



### Accommodation:

UPVC part glazed external entrance door opening to:

### Entrance Hall

Radiator, doors opening to the lounge, both bedrooms and the wet room

### Lounge

16' 6" x 11' 5" ( 5.03m x 3.48m )

Wall mounted electric fireplace, radiator, carpet flooring, television point, UPVC double glazed window to the front

### Kitchen

12' 2" x 11' 2" ( 3.71m x 3.40m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, part tiled walls, built-in oven and hob with cooker hood over, space for fridge-freezer, space and plumbing for washing machine, radiator, storage cupboard, UPVC double glazed window to the rear aspect, UPVC double glazed door to the garden

### Bedroom 1

10' 7" plus door recess x 9' 5" ( 3.23m plus door recess x 2.87m )

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

### Bedroom 2

11' 4" x 9' 5" ( 3.45m x 2.87m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### Wet Room

Suite comprising low level w.c, pedestal hand wash basin, wall mounted electric shower, UPVC double glazed window to the side aspect.

### Outside

To the front of the property, there is a lawn garden area with shrubs and plants around the boundary, A side driveway provides off-road parking and access to the car port and front entrance door.

The rear garden is laid mainly to lawn with a paved patio seating area and well-stocked borders, interspersed with numerous plants and shrubs, timber garden storage shed, with retaining hedging and fencing.

### 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 B.

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



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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## **Farm Walk, Necton Swaffham**

- Well-proportioned 2 bedroom detached bungalow
- Requiring improvement and refurbishment
- Kitchen overlooking the rear garden
- Gardens, driveway & car port
- UPVC double glazed windows

Tenure: Freehold EPC Rating: D

**£220,000**

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

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and continue through the village, taking the right hand turn onto North Pickenham Road. Take the second right hand turn onto Masons Drive and proceed to the end, taking the left hand turn onto Farm Walk. The property will be found on the right 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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