



Farm Walk, Necton Swaffham PE37 8LX

welcome to

Farm Walk, Necton Swaffham

>>COMPLETED CHAIN - a 2 bedroom detached bungalow, located in the ever-popular, well-served village of Necton. The property benefits from a large lounge, kitchen/dining room, shower room and separate cloakroom, fully enclosed rear garden enjoying a good degree of privacy, driveway and garage!



Accommodation:

UPVC part double glazed external entrance door opening to:

Entrance Hall

Carpet flooring, built-in storage cupboard, doors opening to both bedrooms, the shower room, separate cloakroom w.c and further door opening to:

Lounge

16' 9" x 13' 9" (5.11m x 4.19m)

Built-in electric fireplace with decorative surround, under floor heating, television and telephone points, carpet flooring, UPVC double glazed sliding doors to the conservatory.

Kitchen / Dining Area

18' x 8' 1" (5.49m x 2.46m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, built-in eye-level electric oven and ceramic hob with cooker hood over, space for washing machine and dishwasher, space for free-standing fridge-freezer, under floor heating, ceiling spotlights, UPVC double glazed window to the rear aspect.

Conservatory

12' 9" x 13' 7" (3.89m x 4.14m)

Of UPVC construction with brick base and polycarbonate roof, carpet flooring, wall lighting, UPVC double glazed sliding doors opening to the garden.

Bedroom 1

11' x 11' (3.35m x 3.35m)

Under floor heating, television point, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

10' 11" x 9' 8" (3.33m x 2.95m)

Under floor heating, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash

basin with storage under, shower cubicle with wall mounted shower and glass screen, part tiled walls, fitted mirror, UPVC double glazed window to the side aspect.

Separate Cloakroom W.C

Suite comprises low level w.c, vanity hand wash basin with storage under, fitted bathroom cabinet, UPVC double glazed window to side aspect.

Outside

The front of the property is fully gravelled with a picket fence and some flower boxes to the front, a paved walkway leads to the side entrance door. A side driveway provides off-road parking and access to the garage.

The fully enclosed rear garden is mainly laid to lawn with a paved patio seating area to both the front and rear of the garden. The garden offers a good degree of privacy as well as a timber garden storage shed and is interspersed with a selection of plants and

flowers.

Garage

Up and over door, power and lighting connected, UPVC part glazed door opening to the rear garden and personal door opening 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, Post Office and a number of shops, including Co Op Costa and pub. 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



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welcome to

Farm Walk, Necton Swaffham

- Well-presented 2 bedroom detached bungalow
- Contemporary open plan lounge/kitchen/dining room
- Modern shower room and conservatory
- Fully enclosed rear garden with a good degree of privacy
- Garage with driveway off road parking

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110042 - 0006

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