



**Elizabeth Drive, Necton, Swaffham, PE37 8ND**



**welcome to**

**Elizabeth Drive, Necton Swaffham**

A beautiful 3 bedroom detached bungalow, occupying a lovely position within the well-served village of Necton. The property benefits a full re-wire in 2018, a 16' dual aspect lounge, modern kitchen, driveway parking, garage and private rear garden with views over the open countryside!!



## Accommodation

UPVC part glazed external entrance door opening to:

### Entrance Hall

Built-in storage cupboard, wood effect flooring, radiator, loft access, doors opening to kitchen, bathroom, all bedrooms and further door opening to:

### Lounge

16' 1" x 14' ( 4.90m x 4.27m )

Electric feature fireplace, two radiators, television point, wood effect laminate flooring, UPVC double glazed window to the front.

### Kitchen

11' 11" x 9' 9" ( 3.63m x 2.97m )

Fully fitted kitchen comprising a range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, tiled flooring, space for an electric cooker with a concealed cooker hood over, plumbing for washing machine and dishwasher, space for a tumble dryer, space for a fridge-freezer, ceiling spotlights, airing cupboard with radiator, recently installed gas fired central heating boiler, UPVC double glazed window to the rear aspect, UPVC double glazed door opening to the garden.

### Bedroom 1

12' 2" x 10' ( 3.71m x 3.05m )

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

### Bedroom 2

12' 2" x 6' 9" ( 3.71m x 2.06m )

Currently used as a dining room: radiator, carpet flooring, flat screen television, UPVC double glazed window to the side aspect.

### Bedroom 3

11' 2" x 8' 9" ( 3.40m x 2.67m )

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

## Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower attachment over, fully tiled walls and floor, radiator, UPVC double glazed window to the rear aspect.

### Outside

To the front of the property, a brick bloc driveway provides off-road parking and access to the garage. There is a hard-landscaped front garden, for ease of maintenance, with a pathway leading to the main entrance door.

The pathway continues to the side elevation with gated access leading into the rear garden. The well-proportioned rear garden is enclosed by a lowered wire fence to allow the occupants to enjoy the far-reaching countryside views, the garden benefits from a good degree of privacy and is mainly laid to lawn, two timber garden storage sheds, one with lighting and power, and a timber workshop are located in the rear garden.

### Workshop

Of timber construction with three phase power and lighting, windows to the garden and hinged doors to the front

### Garage

Up and over door with further personal door opening to the garden, the garage contains power sockets and lighting.

### 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 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 band 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, which merges into Hale road and take the right hand turn onto North Pickenham Road. Continue along and take the second left hand turn onto Jubi Way and then the first right hand turn onto Elizabeth Drive. Take the second right hand turn and continue to the end of a cul-de-sac where the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

## Elizabeth Drive, Necton Swaffham

- 3 bedroom detached bungalow
- Large front facing lounge
- Modern kitchen
- Gas fired central heating and UPVC double glazed windows
- Driveway parking and garage

Tenure: Freehold EPC Rating: E

Council Tax Band: C

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



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Property Ref:  
SFM110186 - 0006

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