



Ketts Hill, Necton, Swaffham, PE37 8HX

welcome to

Ketts Hill, Necton Swaffham

>> NO ONWARD CHAIN! A well presented 3 bedroom detached bungalow, situated in a sought-after, non-estate position within this popular village. Sitting on a good sized plot, the property boasts a modern kitchen & shower room, together with a large rear gardens, off-road parking, garage & field views!



Accommodation

Composite external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, airing cupboard, doors opening to all rooms.

Lounge

15' 1" x 11' (4.60m x 3.35m)

Decorative feature fireplace with brick surround, two radiators, television point, telephone point, carpet flooring, UPVC double glazed window to front aspect.

Kitchen

17' 5" x 10' 4" (5.31m x 3.15m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan neck tap over, part tiled walls, integrated eye-level electric oven, ceramic hob with extractor fan over, space and plumbing for washing machine, space for under counter fridge and freezer, laminate flooring, pantry storage cupboard and further airing cupboard, two UPVC double glazed windows to rear with far-reaching field views, external entrance door opening to the garden.

Bedroom 1

12' 5" x 10' 4" (3.78m x 3.15m)

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

Bedroom 2

13' 5" x 9' 5" (4.09m x 2.87m)

Radiator, carpet flooring, UPVC double glazed sliding doors to the rear aspect with far-reaching field views.

Bedroom 3

9' 2" x 8' 10" (2.79m x 2.69m)

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

Shower Room

Suite comprising low level w.c, vanity hand wash

basin, open double shower cubicle with mains connected shower over and glazed shower screen, part tiled walls, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

Outside

The front of the property there is a part lawn garden with a spacious gravelled driveway providing ample off-road parking and access to the garage and rear garden. A walkway from the front leads to the entrance doors the side of the bungalow.

The rear garden is mainly laid to lawn with a large paved patio seating area for entertaining guests and family. A low fence to the rear allows the occupants to enjoy stunning far-reaching field views across the local farmers crop land, which are a particular feature of the property, a large raised plant bed and a timber garden storage shed complete the fully enclosed garden.

Garage

Up and over door to the front aspect, power and lighting connected, window overlooking the rear 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 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 take the left hand turn onto School Road. Continue along this road, which then becomes Ketts Hill and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM110200



welcome to

Ketts Hill, Necton Swaffham

- Recently refurbished 3 bedroom detached bungalow
- Presented in good order throughout
- Modern fitted kitchen & shower room
- Enclosed rear garden, garage & ample off-road parking
- Stunning, far-reaching field views to the rear

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



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

view this property online [williamhbrown.co.uk/Property/SFM110200](https://www.williamhbrown.co.uk/Property/SFM110200)



Property Ref:
SFM110200 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)