



Tuns Road, Necton, Swaffham, PE37 8EL

welcome to

Tuns Road, Necton Swaffham

>> NO ONWARD CHAIN! An extremely well-proportioned 3/4 bedroom cottage, located in a non-estate position in the well-served village of Necton. Boasting 3 spacious reception rooms, bathroom and shower room, together with a ample off-road parking, garaging and large gardens!



Accommodation:

Part glazed external entrance door opening to:

Spacious Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, doors opening to the kitchen and further door opening to:

Lounge

16' 1" x 15' 10" (4.90m x 4.83m)

Feature Inglenook fireplace with tiled hearth, radiator, television and telephone points, carpet flooring, dual aspect timber windows to the front and side aspect.

Kitchen

13' 4" x 10' 7" (4.06m x 3.23m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer unit with swan neck mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, gas hob, space for a free standing fridge-freezer, radiator, vinyl flooring, timber window to the rear aspect, door opening to:

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)

Feature fireplace with tiled hearth, carpet flooring, radiator, timber window to the rear aspect.

Study

10' 8" x 7' (3.25m x 2.13m)

Carpet flooring, radiator, timber window to front aspect.

Utility Room

A small range of wall and floor mounted fitted units, work surfaces, ceramic sink unit with tiled splash backs and surrounds, plumbing for washing machine, radiator, wall mounted gas fired central heating boiler, tiled flooring.

Inner Hall

external entrance door and door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, UPVC double glazed window to the front aspect.

Ground Floor Bedroom

11' 2" x 10' 7" (3.40m x 3.23m)

Radiator, carpet flooring, wall lighting, timber window to front aspect.

First Floor Landing

Carpet flooring, loft access, doors opening to all first floor bedrooms and family bathroom.

Bedroom 1

15' 6" x 12' 8" (4.72m x 3.86m)

Feature fireplace, two built-in wardrobes, radiator, exposed wooden flooring, timber window to front aspect.

Bedroom 2

12' x 10' 1" (3.66m x 3.07m)

Radiator, carpet flooring, built in en-suite shower cubicle, timber window to front aspect.

Bedroom 3

11' 6" x 9' 8" (3.51m x 2.95m)

Radiator, carpet flooring, timber window to side aspect.

Bathroom

Suite comprising, back to wall w.c, hand wash basin, radiator, panel bath with tiled splashbacks, timber obscure glass window to rear aspect.

Outside

The main garden area is laid to lawn with a paved walkway leading to the front entrance door, a selection of planted, shrubs and hedges are interspersed around the garden along with some young trees. An archway leads through to a further private garden which again is mainly laid to lawn with a paved patio seating area, a flower bed is set with a variety of flowers and plants, access to the garage and inner hall is available.

Garage

Up & over front door, power, lighting and personal entrance door.

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 Necton from the A47/Swaffham direction, proceed along Tuns Road and the property will be found on right hand side, just before the turning for Mill Street, identified by our William H Brown "For Sale" board.



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welcome to

Tuns Road, Necton Swaffham

- Individual 3/4 bedroom character cottage
- 3 reception rooms
- Fitted kitchen & separate utility room
- Bathroom, shower room & ground floor w.c
- Attractive front and rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



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:
SFM110225 - 0008

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