



**Jubilee Way, Necton, Swaffham, PE37 8NA**

**welcome to**

**Jubilee Way, Necton Swaffham**

>> NO ONWARD CHAIN! A 3 double bedroom detached home, located in the well-serviced village of Necton, Boasting a dual aspect lounge, fitted kitchen, 4 piece bathroom, ground floor cloakroom w.c, garage and driveway, enclosed rear garden UPVC double glazed windows & more!



## Accommodation:

Composite entrance door opening to:

### Entrance Hall

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

### Ground Floor W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, tile flooring and UPVC double glazed window to side aspect.

### Lounge

21' 5" x 10' 10" ( 6.53m x 3.30m )

Electric fireplace, radiator, television point, wooden flooring, UPVC double glazed windows to the front, double doors opening to rear garden.

### Kitchen

14' 11" x 10' ( 4.55m x 3.05m )

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap and tiled splashback, built-in eye-level double oven, gas hob and extractor hood over, space for washing machine, radiator, tiled flooring, television point, UPVC double glazed door to side aspect, double doors opening to:

### Conservatory

12' 3" x 11' 4" ( 3.73m x 3.45m )

Of Brick construction with UPVC double glazed windows and doors, bespoke blinds, tiled flooring, electric radiator, polycarbonate roofing.

### First Floor Landing

Radiator, loft access, carpet flooring, UPVC double glazed window to side aspect, doors opening to all bedrooms and the family bathroom.

### Bedroom 1

11' 6" x 10' 10" ( 3.51m x 3.30m )

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed windows to front aspect.

### Bedroom 2

10' 10" x 9' 7" ( 3.30m x 2.92m )

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

### Bedroom 3

10' x 8' 3" ( 3.05m x 2.51m )

Radiator, carpet flooring, television point, UPVC double glazed window front aspect.

### Family Bathroom

4 piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with mixer tap, shower cubicle with mains connected shower, tiled flooring, large fitted mirror, UPVC double glazed window to rear aspect.

### Outside

The property is approached via a brickweave walkway to the main entrance door, the rest of the front garden is mainly set to lawn with a gravelled area to the front with a small selection of plants and flowers, a driveway provides off-road parking and access to the garage.

Gated side access leads to the fully enclosed rear garden, mainly laid to lawn and part hard landscaped, the rear garden is set with a variety of plants and flowers to the borders and enjoying plentiful colour in the summer months. a paved patio seating area is located just outside the conservatory and an access door can be found into the rear of the garage.

### Garage

Up & over front door, power, lighting, UPVC double glazed window to the rear, personal access door 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/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 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, 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 Jubilee Way. Proceed along, taking the second left hand turn (also Jubilee Way) and the property will be found at the end of the cul de sac on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

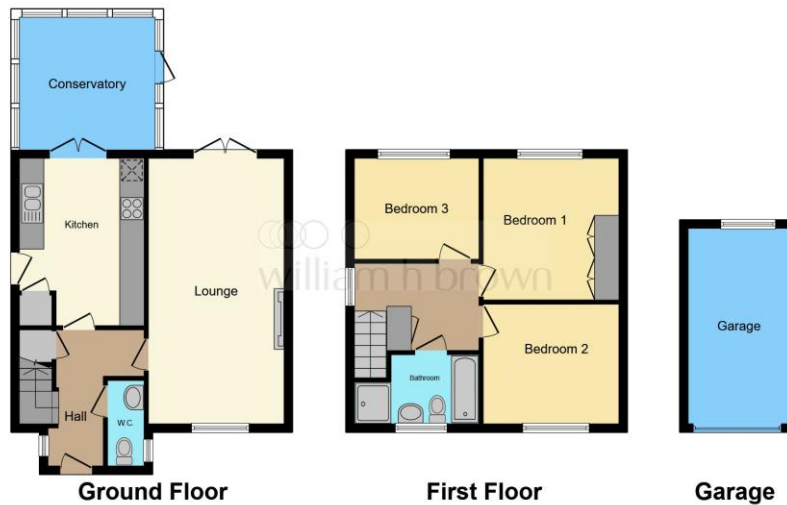
## Jubilee Way, Necton Swaffham

- Well-presented 3 bedroom detached house
- Spacious accommodation including dual aspect lounge
- Conservatory and large kitchen
- Ground floor cloakroom w.c and 4 piece bathroom
- Gas fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: C

guide price

**£280,000**



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:  
SFM110314 - 0003

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william h brown



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)