



**Masons Drive, Necton, Swaffham, PE37 8EE**



**welcome to**

**Masons Drive, Necton, Swaffham**

>> NO ONWARD CHAIN! A spacious 2 double bedroom detached bungalow, located within the ever-popular village of Necton. Boasting a fitted kitchen, generous lounge and conservatory, together with an enclosed rear garden, driveway parking and a garage!



**Accommodation:**

UPVC part double glazed external entrance door opening to:

**Entrance Hall**

Radiator, loft access, carpet flooring, doors opening to the kitchen, both bedrooms, shower room and further door opening to:

**Lounge**

Open fireplace with brick surround and tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to front aspect, part glazed door to the conservatory.

**Conservatory**

Of UPVC double glazed construction on a brick base, radiator, wall lighting, UPVC external entrance door opening to the rear garden.

**Kitchen / Dining Room**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine, radiator, UPVC double glazed window to the rear aspect, part glazed doors opening conservatory.

**Bedroom 1**

Built-in bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the front aspect with bespoke blinds.

**Bedroom 2**

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

**Shower Room**

Suite comprising hand wash basin and shower cubicle with wall mounted electric shower unit, part tiled walls, UPVC double glazed window to the rear aspect.

**Outside**

The property is approached via a hard landscaped driveway, which provides off-road parking and access to the rear, a walkway leads to the main entrance door. The front garden is mainly laid to lawn with shrubs and hedging to the border.

The fully enclosed rear garden is laid mainly to lawn with a patio seating area outside the conservatory, a timber garden shed is housed in the rear garden, which has a hedge boundary.

**Garage**

Up & over door, power sockets, lighting, personal door opening into 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 (temporarily closed), 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 B.

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 onto Hale Road, take the right hand turn onto North Pickenham Road just before reaching the village shop. Continue and take the right hand turn onto Masons Drive. The property will be found further along on the left hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM110302](http://williamhbrown.co.uk/Property/SFM110302)



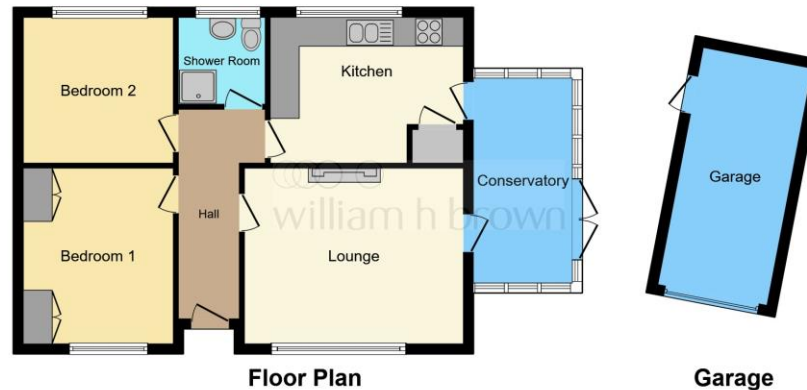
welcome to

## Masons Drive, Necton, Swaffham

- 2 Double bedroom detached bungalow
- Good size lounge and conservatory
- UPVC double glazed windows and oil fired central heating
- Rear facing kitchen and shower room
- Enclosed, landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B



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

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Property Ref:  
SFM110302 - 0004

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