



School Road, Necton, Swaffham, PE37 8HT

welcome to

School Road, Necton Swaffham

An extremely well presented cottage, located in the highly-regarded and well-served village of Necton. Boasting a modern fitted kitchen/dining room & bathroom, spacious conservatory, off-road parking, enclosed rear garden, UPVC double glazed windows and gas fired central heating!!



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Tiled flooring, radiator, stairs raising to first floor landing, doors to lounge and bathroom,

Ground Floor Bathroom

Suite comprising low level w.c, hand wash basin, bath with mains connected shower and glass shower screen, part tiled walls, radiator, extractor fan, UPVC double glazed obscure glass window to the front aspect.

Lounge

12' 7" x 10' 9" (3.84m x 3.28m)

Feature fireplace with multi fuel burning stove standing on a tiled hearth and recessed Bessemer timber beam over, radiator, television point, wood effect laminate flooring, single glazed timber doors leading into:

Kitchen

12' 2" x 11' 2" (3.71m x 3.40m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with swan-neck mixer tap, built-in electric oven, electric hob with concealed cooker hood over, space for free standing fridge/freezer, radiator, wood effect laminate flooring, roof skylight, UPVC double glazed window to the conservatory, door opening to:

Conservatory

12' 6" max x 11' 9" max (3.81m max x 3.58m max)

Of brick construction with UPVC double glazed windows and door to rear aspect, tinted polycarbonate hip style roof, wood effect laminate flooring, radiator, wall light fitting, vertical blinds to windows and doors, opening to the garden.

First Floor Landing

Doors opening to both bedrooms.

Bedroom 1

12' 10" x 10' 10" (3.91m x 3.30m)

Radiator, carpet flooring, two UPVC double glazed windows overlooking the rear aspect.

Bedroom 2

10' x 7' 10" (3.05m x 2.39m)

Radiator, carpet flooring, two UPVC double glazed windows to front aspect.

Outside

The property is approached via hard landscaped front garden which is used as a driveway, a paved pathway leads to the front entrance door.

The fully enclosed rear garden is partly laid to lawn with a paved patio seating area, a mature cooking apple tree and timber garden storage shed and located to the bottom of the garden, which has retained fence boundaries and gated access to the rear.

Location

Necton has a range of amenities including a well-regarded primary school and pre-school, doctors surgery, 'The Windmill' public house serving quality food and beverages, butchers shop and the new Co-op and Costa coffee development. The village is well situated for the A47, which provides a direct route to nearby Swaffham where there is a broader range of amenities including a secondary school. A rail link to London and the 'University Hospital' can be found in the city of Norwich approximately 35 minutes' drive away.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

We understand that a right of way exists across the rear of the property is in place for the neighbouring property but is rarely used. Further details of this can

be obtained from the vendors solicitor at the time of purchase.

directions to this property:

Leave Swaffham via the east bound carriageway of the A47 towards Norwich. After several miles turn right at the filter la sign posted Necton. This is Tuns Road. Proceed past the villa hall and turn left onto School Road where the property can be found immediately on the right hand side.



view this property online williamhbrown.co.uk/Property/SFM110309



welcome to

School Road, Necton Swaffham

- Beautifully presented 2 bedroom terraced cottage
- Modern fitted kitchen & bathroom
- Lounge with multi-fuel burning stove
- Spacious conservatory
- Off-road parking & enclosed rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



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/SFM110309



Property Ref:
SFM110309 - 0003

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