



**Elizabeth Drive, Necton, Swaffham, PE37 8ND**



**welcome to**

**Elizabeth Drive, Necton Swaffham**

>> NO ONWARD CHAIN! A spacious 4 bedroom semi-detached family home, located in a popular village location. Boasting 3 reception rooms, en suite shower room, utility area, established gardens with far reaching field views, driveway and a garage!



**Accommodation:**

UPVC Part glazed entrance door opening to:

**Entrance Porch**

UPVC double glazed windows to front aspect, door opening to:

**Entrance Hall**

Staircase rising to the first floor landing, radiator, carpet flooring, doors opening to the kitchen and lounge, further door opening to:

**Lounge**

22' 11" max x 8' 11" Min ( 6.99m max x 2.72m Min )

Feature electric fireplace, carpet flooring, TV & telephone point, UPVC Double glazed window to front aspect and sliding patio doors opening to the conservatory,

**Conservatory**

Of UPVC construction with Polycarbonate roof, UPVC double glazed windows and door opening to the garden.

**Kitchen**

A range of floor and wall mounted units with work surfaces over, one and half bowl stainless steel sink with drainer and swan-neck mixer tap over. tiled splashbacks, integrated electric oven with gas hob over and extractor fan, space and plumbing for a washing machine, integrated dishwasher, space for a free standing fridge/freezer, wall mounted gas fired central heating boiler, tiled flooring, UPVC double glazed window to rear aspect open to:

**Utility Area**

A range of matching floor and wall mounted kitchen units with work surfaces over, tiled flooring.

**Lobby**

UPVC part glazed doors opening to the garden.

**Dining Room**

16' 7" x 7' 11" ( 5.05m x 2.41m )

Wooden flooring, wall mounted lighting, UPVC double glazed window and French doors opening to rear garden.

**First Floor Landing**

Carpet flooring, walk-in storage cupboard with further storage cupboard, loft access, doors opening to all rooms.

**Bedroom 1**

11' 10" x 7' 10" ( 3.61m x 2.39m )

Wood effect laminate flooring, radiator, UPVC double glazed window to front aspect.

**Ensuite Shower Room**

Suite comprising low level w.c, hand wash basin with mixer tap, glazed shower cubicle with mains connected shower, tiled walls and flooring, radiator, UPVC double glazed window to rear aspect.

**Bedroom 2**

10' 9" x 10' 5" ( 3.28m x 3.17m )

Wooden effect laminate flooring, radiator, television point, UPVC double glazed window to rear aspect.

**Bedroom 3**

11' 10" x 7' 10" ( 3.61m x 2.39m )

Wooden effect laminate flooring, radiator, television point, UPVC double glazed window to front aspect.

**Bedroom 4**

8' 9" x 6' 9" ( 2.67m x 2.06m )

Wooden effect laminate flooring, radiator, UPVC double glazed window to front aspect.

**Family Bathroom**

Suite comprising low level w.c, hand wash basin, spa style panelled bath, tiled walls and floor, UPVC obscure glass double glazed window to rear aspect.

**Outside**

The front of the property is hard landscaped with a shingle driveway with space for two cars and gives access to the latched garage doors, a walkway leads to the front entrance door. The front garden is completed by slate chipping's to the side with a selection of plants and shrubs.

Being accessed from the conservatory, lobby and dining room, the rear garden is laid mainly to lawn

with a patio area providing a seating/outdoor dining area. The garden benefits a timber garden storage shed, retained fence boundaries to either side and far reaching field views.

**Garage**

Latched doors, power and lighting.

**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 (currently temporarily closed), convenience store/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 band 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 Ro. Continue along and take the second left hand turn onto Jubi Way and then the first right hand turn onto Elizabeth Drive. Take the first left hand turn and continue to the end of the cul-de-sac where 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/SFM110395](http://williamhbrown.co.uk/Property/SFM110395)



welcome to

## Elizabeth Drive, Necton Swaffham

- NO ONWARD CHAIN!
- Extended 4 bedroom semi-detached house
- Lounge, conservatory and dining room
- En suite facilities and family bathroom
- Gas fired central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£270,000**



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM110395](http://williamhbrown.co.uk/Property/SFM110395)



Property Ref:  
SFM110395 - 0002

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



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



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