



School Road, Necton, Swaffham, PE37 8HT

welcome to

School Road, Necton, Swaffham

Situated in the popular village of Necton, we are delighted to bring to the market this, very well presented, detached four bedroom house. The property offers well manicured gardens, a garage, ample off road parking for multiple vehicles, an additional summer house and much more!!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Wooden flooring, two built in storage cupboards, radiator, internal doors opening to all ground floor rooms, stairs rising to first floor.

Lounge

20' x 11' Max (6.10m x 3.35m Max)

Carpet flooring, exposed brick feature fireplace with inset wood burning stove, television point, radiator, UPVC double glazed floor length window and door opening to rear garden. and a further UPVC double glazed window to the front aspect.

Dining Room

10' 10" x 9' 5" (3.30m x 2.87m)

Wood flooring, radiator, UPVC double glazed windows to the rear aspect, internal part glazed double doors opening to the hallway, this room is perfect for entertaining.

Kitchen

14' 8" Max x 9' 8" Min (4.47m Max x 2.95m Min)

A range of floor and wall mounted kitchen units with work surfaces over. Integrated eye level double oven, inset gas hob with extractor fan over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, integrated dishwasher, tiled flooring, space for fridge/freezer, UPVC double glazed window to the rear aspect.

Ground Floor W.C

Wood effect flooring, low level w.c and pedestal hand wash basin, tiled splashbacks, radiator, UPVC double glazed window to the front aspect.

First Floor Landing

Carpet stairs rise to the first floor with a feature UPVC double glazed stained glass window to the front aspect. Doors opening to all rooms, loft access, built in storage cupboard.

Master Bedroom

11' x 10' 9" (3.35m x 3.28m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect, internal door opening to:

Ensuite Shower Room

Suite comprises carpet flooring, half height tiled walls, radiator, low level w.c, hand wash basin, shower cubicle with fully tiled walls behind, UPVC double glazed obscure glass window to the rear aspect.

Bedroom 2

11' x 8' 9" (3.35m x 2.67m)

Carpet flooring, radiator, television point, UPVC double glazed window to the front aspect.

Bedroom 3

11' 11" x 9' 5" (3.63m x 2.87m)

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 4

9' 5" x 8' 5" (2.87m x 2.57m)

Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom

suite comprising low level w.c, pedestal hand wash basin with stainless steel mixer tap, panelled 'L' shaped bath with mixer taps and a mains powered shower over, fully tiled walls behind, fitted shower screen, UPVC double glazed obscure glass window to the rear aspect, lino flooring, radiator, half height tiled walls.

Outside

The property is approached by timber gates and a shingle driveway providing off road parking and access to the garage. There is a well manicured lawn with established trees, plants and shrubs. A pathway leads to the front entrance door and a timber gate allows access to the rear garden.

The rear of the property provides a generous garden plot, laid mainly to lawn with stepping stones leading

to the summer house, behind established trees provide privacy and shade for the log store and timber built storage sheds, an additional greenhouse bordered by timber fences. a patio spans to the width of the property providing seating areas perfect for entertaining and relaxing.

Summer House

Of timber construction, wooden flooring, power and lighting, windows to the front and side aspect.

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 E.

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



view this property online williamhbrown.co.uk/Property/SFM109802



welcome to

School Road, Necton, Swaffham

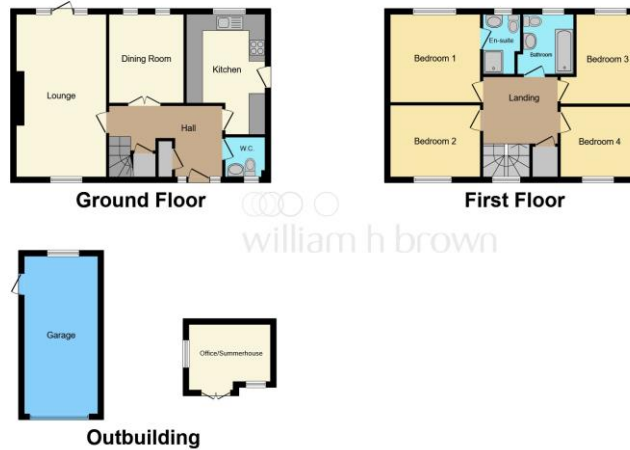
- Detached 4 bedroom family home
- Master bedroom with ensuite shower room
- Garage and driveway for multiple vehicles
- Well manicured gardens with additional summer house
- Gas fired central heating & UPVC windows throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£450,000



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 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 miss 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/SFM109802



Property Ref:
SFM109802 - 0004

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