



St Andrews Way, Necton, Swaffham, PE37 8EJ

welcome to

St Andrews Way, Necton Swaffham

A wonderful opportunity to purchase this very well presented 1 double bedroom end-terraced bungalow, situated within walking distance of many village amenities. Offered for sale with no upward chain there is a modern kitchen, shower room, lounge, conservatory, paved rear garden & en bloc garage



Accommodation:

UPVC part glazed external entrance door opening to:

Lounge

16' 11" max x 10' 10" (5.16m max x 3.30m)

Feature fireplace with Parkray and decorative surround, wall mounted electric heater, television points, fitted carpet, UPVC double glazed window to the front aspect, external entrance door to front aspect, internal door opening to inner hall

Inner Hall

Access to loft space, internal doors to kitchen, conservatory, shower room and bedroom

Kitchen

9' 8" max narrowing to 7' 11" min x 8' 9" (2.95m max narrowing to 2.41m min x 2.67m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, vinyl flooring, space and plumbing for a washing machine, space for a fridge/freezer, built-in storage cupboards, UPVC double glazed window to the rear aspect.

Conservatory

14' 11" x 6' 11" (4.55m x 2.11m)

Of mainly UPVC construction on a brick base with fitted carpet and double doors opening to the rear garden.

Shower Room

Suite comprising hand wash basin and glazed shower enclosure with inset shower, part tiled walls, heated towel rail, vinyl flooring, low level w.c, wall mounted heated towel rail, UPVC double glazed window to the rear aspect.

Bedroom

10' 3" x 8' 8" (3.12m x 2.64m)

Built-in wardrobe, fitted carpet, electric heater, UPVC double glazed window to the rear aspect.

Outside

To the front of the property there is a low maintenance front garden with pathway to main entrance door which extend to the side elevation.

The pathway continues past the side of the property to the rear garden again low maintenance, set to mainly paved areas and enjoying far reaching field views

The single garage is set within the bloc to the front.

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 A.

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

Agents Note

We believe there is a Right of Way along the back of the rear garden.

Details of this can be confirmed with your legal representative at the time of conveyancing.

directions to this property:

Leave Swaffham via Norwich Road and at the round-a-bout, take the third exit onto the A47 in the direction of Norwich. After a couple of miles, turn right into the village of Necton & take the first left hand turn onto St. Andrews Lane and then right into St Andrews Lane. The property will be found short along on the left hand side.



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welcome to

St Andrews Way, Necton Swaffham

- Modernised 1 Bedroom semi-detached bungalow
- Presented in excellent condition throughout
- UPVC Conservatory
- Enclosed rear garden backing on to open fields
- Off-road parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£160,000



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:
SFM110665 - 0006

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)