



Masons Drive, Necton, Swaffham, PE37 8EE

welcome to

Masons Drive, Necton, Swaffham

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



Accommodation:

UPVC part double glazed external entrance door opening to:

Entrance Hall

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

Lounge / Dining Room

21' 8" x 15' 10" (6.60m x 4.83m)

Log burning stove with tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the rear aspect and UPVC double doors opening to the conservatory.

Kitchen

10' 4" x 8' 1" (3.15m x 2.46m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink with mixer tap, tiled splash backs and surrounds, built-in eye level electric oven and fitted ceramic hob with cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to the side aspect.

Bedroom 1

10' 11" x 8' 7" to wardrobe (3.33m x 2.62m to wardrobe)

Built-in double wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

9' 7" x 9' (2.92m x 2.74m)

Built-in double wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower attachment, fully tiled walls and floor, radiator, UPVC double glazed window to the side aspect.

Outside

The property is approached via a brick-weave driveway, which provides off-road parking and access to the garage and main entrance door. There is an attractive low maintenance, front garden with artificial turf and white stone.

The beautiful rear garden is fully enclosed with a paved patio seating area, The garden is a mix of plants and flowers with artificial grass to the centre, along with a timber summer house, awning and external lighting.

Garage

Electrically operated garage door to the front aspect, power and lighting connected, 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. Continue along towards the end of Masons Drive and turn right into the cul-de-sac. The property will be found on the right hand side, identified by our William Brown "For Sale" board.



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welcome to

Masons Drive, Necton, Swaffham

- Well presented 2 double bedroom detached bungalow
- Good size lounge and conservatory
- Modern fitted kitchen with dining area
- Enclosed and private rear garden
- Off-road parking & single garage with electric door

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110584 - 0003

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