



Mill Street, Necton, Swaffham, PE37 8EN

welcome to

Mill Street, Necton, Swaffham

>> VILLAGE LOCATION! A opportunity to purchase this 3 bedroom detached bungalow, occupying a prominent, non-estate position within easy reach of village amenities. Benefitting from a lovely cul-de-sac position, this home offers a kitchen/dining room, driveway, garage and much more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Wood effect flooring, access to fully boarded loft with light & power, underfloor heating, two storage cupboards, kitchen/diner, bathroom, the inner hallway and a further door opening to

Lounge

14' 9" x 14' 1" (4.50m x 4.29m)

Carpet flooring, underfloor heating, TV and telephone points, UPVC double glazed windows to front and side aspect

Kitchen / Diner

14' 10" x 13' 8" (4.52m x 4.17m)

A range of fitted wall and floor mounted kitchen units with contrasting work surfaces over, inset 18½ bowl ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, ceramic hob with cooker hood over, additional space for fridge/freezer with integrated fridge/freezer, integrated washing machine/dryer & dishwasher, underfloor heating, space for a dining table, UPVC double glazed window to the side aspect, UPVC double glazed patio doors opening to the rear aspect.

Inner Hall

Carpet flooring, under floor heating, doors opening all bedrooms

Bedroom 1

Irregular Shaped Room 16' Max Into Extreme x 10' 11" (4.88m Max Into Extreme x 3.33m)

Carpeted underfloor heating, television point, UPVC patio sliding doors opening to the garden.

En-Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with vanity storage under, double shower cubicle with mains connected shower attachment, extractor fan, electric shaver point, heated towel rail, UPVC double glazed window to front aspect.

Bedroom 2

11' x 10' (3.35m x 3.05m)

Carpeted underfloor heating, UPVC double glazed window to the rear aspect

Bedroom 3

9' 6" x 9' 4" (2.90m x 2.84m)

Built-in wardrobe, carpeted underfloor heating, UPVC double glazed window to the front aspect

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, 'P' shaped bath with shower attachment over and glazed shower screen, heated towel rail, UPVC double glazed window to rear aspect

Outside

To the front of the property is mainly laid lawn with pathway leading to the front entrance door. Several junior trees are interspersed around the frontage, block paved driveway leads to the front door of the garage.

To the rear of the property is a fully enclosed and mainly laid to lawn, a paved patio seating area is located outside the kitchen/diner, a timber garden storage shed, outside tap, double electrical waterproof sockets and external lighting complete the rear garden.

Garage

Up & over door electric door controlled by a remote, power sockets 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, 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.

Agents Note

The property is approached via a shared private driveway, responsibility for maintaining this is shared between three properties for which an agreement exists to share the costs

One of the conditions of planning was for the inclusion of a shared pumping station for the water and all owners share the maintenance and electricity costs for this. Details can be confirmed during the conveyancing.

directions to this property:

Leave Swaffham via the eastbound carriageway of the A47 w towards Norwich. Turn right at the filter Lane for Necton. The Tuns Road. Follow the road past the school and church as it becomes Hale Road and take the first left onto Mill Street. The private shared driveway can be found on the right hand side just opposite the entrance of Woodward Avenue where and follow the driveway round to the right hand side where you will find the bungalow.



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welcome to

Mill Street, Necton Swaffham

- 3 Bedroom detached bungalow
- Presented in excellent condition throughout
- Dual aspect lounge and kitchen/diner
- En-suite shower room and family bathroom
- Underfloor heating via an air source heat pump

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C



offers in excess of

£325,000

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:
SFM110743 - 0003

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