



Westerley, North Pickenham Road, Necton, PE37 8EF

welcome to

Westerley, North Pickenham Road, Necton

A very well-presented 3 bedroom semi-detached home, occupying a delightful, non-estate village location with easy access to shops, doctors and bus routes. Benefiting from a conservatory, contemporary fitted kitchen, modern bathroom suite, ample off-road parking, garage and much more!



Accommodation

part glazed external entrance door opening to:

Entrance Porch

Internal door opening to:

Entrance Hall

Staircase rising to the first floor landing, wooden flooring, radiator, door opening to the kitchen and a further door opening to:

Lounge / Dining Room

23' 4" x 12' 3" (7.11m x 3.73m)

Wooden flooring, television point, radiator, UPVC double glazed window to the front aspect and UPVC double glazed patio doors opening to the garden room.

Conservatory

10' x 9' (3.05m x 2.74m)

Of brick built construction with UPVC double glazed windows over, wooden flooring, Polycarbonate roofing, UPVC double glazed doors opening to the garden.

Kitchen

9' 9" x 9' 1" (2.97m x 2.77m)

A comprehensive range of modern floor and wall mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with swan neck mixer tap over, built-in electric oven, gas hob with contemporary cooker hood over, space for a free standing fridge-freezer, integrated Bosch dishwasher, space and plumbing for a washing machine, radiator, ceiling spotlights, wooden flooring, under stairs storage cupboard, UPVC double glazed window to the rear, part glazed entrance door to the garden.

First Floor Landing

Carpet flooring, radiator, airing cupboard, doors opening to all bedroom and the family bathroom, UPVC double glazed window to side aspect.

Bedroom 1

10' 11" x 10' 4" (3.33m x 3.15m)

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

Bedroom 2

8' x 12' (2.44m x 3.66m)

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

Bedroom 3

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

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

Family Bathroom

Contemporary suite comprising low level w.c, vanity hand wash basin with storage under, fitted bathroom mirror, 'P' shaped bath with mains connected shower over and glazed shower screen, heated towel rail, fully tiled walls, UPVC double glazed window to the rear aspect.

Outside

The front of the property has a low maintenance garden, mainly laid to shingle and providing ample off-road, a paved walkway leads to the garage and front entrance door, an outside light, a selection of shrubs and a timber fence border complete the frontage.

The attractive rear garden is fully enclosed mainly laid to lawn, two paved patio seating areas allow the occupants to enjoy the sun throughout the day, some beautiful plants and flower beds, an outside tap and a retained timber fence boundary complete the rear.

Garage

Hinged double front doors, power sockets, lighting and a personal door opening to the 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, 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 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 and onto Hale Road, take the right hand turn onto North Pickenham Road just before reaching the village shop. Continue along and the property location on the left hand side identified by our William H Br C For Sale Board



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welcome to

Westerley, North Pickenham Road, Necton

- 3 Bedroom semi-detached house
- Presented in excellent condition throughout
- Contemporary fitted kitchen and bathroom
- Gas fired central heating & UPVC double glazed windows throughout
- Enclosed rear garden
- Garage and driveway off-road parking
- Well served village location with shops, doctors and bus routes

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000

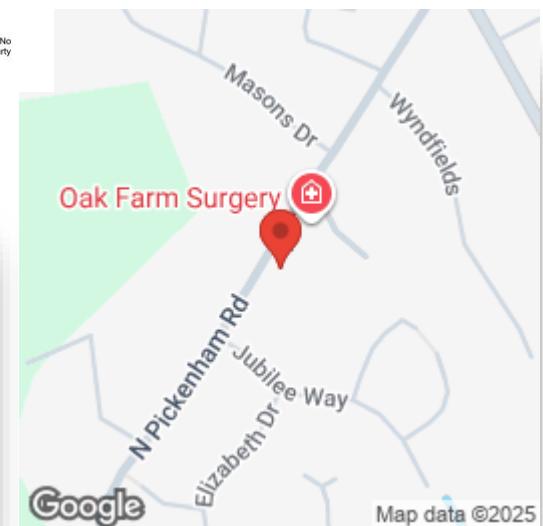


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute 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.



Property Ref:
SFM110740 - 0002



Please note the marker reflects the postcode not the actual property

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