



**Maple Drive, Necton, Swaffham, PE37 8GA**



**welcome to**

**Maple Drive, Necton, Swaffham**

A spacious and well maintained 3 bedroom detached bungalow, located in the desired village of Necton, boasting a modern fitted kitchen, large lounge, master bedroom with ensuite shower room, 2 further good sized bedrooms, driveway parking, detached garage and much more!!



### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Carpet flooring, radiator, built in storage cupboard, internal doors opening to all rooms.

### **Lounge**

19' 4" x 11' 7" ( 5.89m x 3.53m )

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

### **Kitchen**

12' x 10' 3" ( 3.66m x 3.12m )

A range of floor and wall mounted units with work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, tiled flooring, integrated electric oven, inset induction hob with cooker hood over. UPVC double glazed window to the rear aspect, UPVC part glazed external door opening to the rear garden.

### **Master Bedroom**

12' x 9' 5" ( 3.66m x 2.87m )

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

### **Ensuite**

Suite comprising low level w.c, pedestal hand wash basin, tiled splash backs, sliding door walk in shower cubicle with fully tiled walls behind and shower over, fully tiled walls behind, radiator, UPVC double glazed obscure glass window to the front aspect.

### **Bedroom 2**

9' 7" x 6' 7" ( 2.92m x 2.01m )

Carpet flooring, radiator, UPVC double glazed window to the rear aspect, double fitted sliding door wardrobes.

### **Bedroom 3**

9' 5" x 6' 5" ( 2.87m x 1.96m )

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

### **Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin with taps over and tiled splashbacks, panelled bath tub with tiled splashbacks, radiator, UPVC double glazed obscured glass window to the side aspect.

### **Garage**

Brick built single garage with up and over door, UPVC double glazed window to the side aspect.

### **Outside**

The property is approached by a resin bound driveway and footpath providing access to the garage and front door, accompanied by lawned areas and flower beds. A timber gate provides access to the rear garden.

The rear garden is laid mainly to lawn with a resin bound patio seating area directly outside the property, bordered by established plants and shrubs with countryside views.

### **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 C.

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 continue through the village, taking the right hand turn onto North Pickenham Road. Take the second right hand turn onto Masons Drive and proceed to the end, taking the left hand turn onto Farm Walk and then left again onto Oaks Drive, continue towards end of Oaks Drive and turn left into Maple Drive. The proper will be found on the left hand side.



***view this property online*** [williamhbrown.co.uk/Property/SFM110739](http://williamhbrown.co.uk/Property/SFM110739)



welcome to

## Maple Drive, Necton Swaffham

- 3 Bedroom detached bungalow
- Master bedroom with ensuite shower room
- Large enclosed rear garden
- Driveway parking and detached garage
- UPVC double glazed windows throughout
- Solar panels & battery storage
- Close to local amenities and transport links
- Desirable village location

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



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

**£310,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SFM110739](https://www.williamhbrown.co.uk/Property/SFM110739)



Property Ref:  
SFM110739 - 0005

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](mailto:Swaffham@williamhbrown.co.uk)



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



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