



Heron Way, Necton, Swaffham, PE37 8NQ

welcome to

Heron Way, Necton, Swaffham

A beautifully presented 3 bedroom semi-detached home, located in a quiet cul-de-sac position within this sought-after village. Offering a contemporary open-plan lounge/dining room, conservatory, modern kitchen and family bathroom, front & rear gardens, driveway, garage and much more!



Accommodation:

UPVC Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage, radiator, carpet flooring, doors opening to the lounge/dining room, kitchen and further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c, hand wash basin with tiled splash backs, radiator, UPVC double glazed window to the front aspect.

Open-Plan Lounge/Dining Room

22' 4" x 12' 2" (6.81m x 3.71m)

Two radiators, TV and telephone points, carpet flooring, UPVC double glazed window to the front aspect and UPVC double glazed French doors opening to:

Conservatory

10' 6" x 9' 10" (3.20m x 3.00m)

Of mostly UPVC and double glazed construction on a brick base, electric radiator, Polycarbonate roofing, UPVC double glazed French doors opening to the rear garden.

Kitchen

10' 3" x 9' 10" (3.12m x 3.00m)

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, built-in electric oven and hob with concealed cooker hood over, space for fridge-freezer, plumbing for washing machine, plumbing for a slim line dishwasher, wall mounted gas fired central heating boiler, built-in storage cupboard, radiator, laminate flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

First Floor Landing

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening

to all bedrooms and the family bathroom.

Bedroom 1

11' 4" x 9' 2" extending to 12' 2" MAX. Into door recess (3.45m x 2.79m extending to 3.71m MAX. Into door recess) Radiator, carpet flooring, TV point, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

10' 6" x 9' 2" (3.20m x 2.79m)

Radiator, carpet flooring, TV point, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 2" x 7' 5" (2.79m x 2.26m)

Radiator, carpet flooring, storage cupboard, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin with tiled splash backs, panelled bath with shower over, radiator, vinyl flooring, airing cupboard, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a driveway which provides off-road parking and access to the garage. There is a lawned front garden with a well stocked flower border, and chain-link fencing. A timber access gate opens to the rear garden.

The rear garden is laid mainly to lawn with a spacious paved patio seating area, together with various plant and flower bed borders, some established trees, a timber garden storage shed and a panelled fence boundary and backs onto fields.

Garage

Roller door to the front aspect, power sockets and lighting.

Location

Necton is a sought-after and well-serviced 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/restaurant (temporarily closed), Post Office and a number of shops, including Asda Express and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and beyond. Further amenities can be found within the neighbouring market 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 supermarkets including Waitrose, Asda and Tesco, and further independent 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 Necton from the A47/Swaffham direction, proceed along Tuns Road and continue onto Hale Road. Proceed along, passing the village shop and Chantry Lane and take the right and turn into Kingfisher Drive. Take the left hand turn into Heron Way and the property can be found on the right hand side.



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welcome to

Heron Way, Necton, Swaffham

- Very well presented 3 bedroom semi-detached house
- Off-road parking and garage
- Well-manicured front and rear gardens
- Modern fitted kitchen, ground floor w.c and family bathroom
- Open-plan lounge/dining room with spacious conservatory

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



offers in excess of
£260,000

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



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Property Ref:
SFM109495 - 0003

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