



**Oaks Drive, Necton, Swaffham, PE37 8LY**

**welcome to**

**Oaks Drive, Necton, Swaffham**

NO ONWARD CHAIN! A well presented 3 bedroom detached bungalow, located in a quiet cul-de-sac position within the well-serviced village of Necton. Set on a generous plot with off-road parking, garage and a well-proportioned rear garden, the property further boasts a modern kitchen and more!



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Hall**

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

**Cloakroom W.C**

Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, tiled flooring, UPVC double glazed window to the side aspect.

**Lounge / Dining Room**

Wood burning stove with stone hearth, carpet flooring, television & telephone point, two radiators, UPVC double glazed window to the front aspect & UPVC double glazed French style doors opening to the rear garden.

**Kitchen**

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, built-in oven, inset electric hob over, tiled splashbacks and surrounds with wall mounted stainless steel cooker hood over, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, inset ceiling spotlights, UPVC double glazed window to the rear aspect and UPVC double glazed external door opening to the rear garden.

**Bedroom 1**

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

**Bedroom 2**

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

**Bedroom 3**

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

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash

basin, panelled bathtub with additional shower over, tiled flooring, radiator, UPVC double glazed obscure glass window to the rear aspect.

**Outside**

The front of the property is set to low maintenance with a gravelled area and plant borders, a driveway provides off-road parking and gives access to the detached single garage. Gated side access leads to the rear garden, a pathway leads to the front entrance door.

The spacious, enclosed rear garden is laid mainly to lawn with a paved patio seating area, plant and shrub bed borders, two timber garden storage sheds & log store, along with offering complete privacy.

**Garage**

Up and over door to the front aspect, personal door opening to the rear garden, power and lighting connected.

**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. The village is also on a regular bus route. 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.



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welcome to

## Oaks Drive, Necton, Swaffham

- NO ONWARD CHAIN
- 3 bedroom detached family home
- Presented in excellent condition throughout
- Modern fitted kitchen & spacious lounge/dining room
- Family bathroom & extra cloakroom w.c

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110864 - 0006

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### 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, the property will be found on the right hand side, identified by our William H Brown For Sale board.



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