





Burnside, Necton, Swaffham, PE37 8ER

william h brown

welcome to

Burnside, Necton, Swaffham

>> CHAIN FREE! A well-presented 3 bedroom detached bungalow, located within this sought-after village. Boasting generous accommodation with a large lounge, separate dining room, modern kitchen, driveway, solar panels and a generous rear garden offering a good degree of privacy!!













Accommodation:
UPVC part glazed external entrance door opening to:

L Shaped Entrance Hallway
Radiator, carpet flooring, storage cupboard, doors opening to the dining room, kitchen, all three bedrooms, the shower room, cloakroom, further door opening to:

Lounge
22' 2" x 13' 5" (6.76m x 4.09m)
Radiator, television point, carpet flooring, UPVC double glazed windows to the rear, UPVC double glazed French doors opening to the garden

Dining Room
17' 1" x 8' (5.21m x 2.44m)
Radiator, wood effect flooring, UPVC double glazed windows to the front, UPVC double glazed door opening to the garden.

Kitchen
10' 3" x 9' 2" (3.12m x 2.79m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with swan neck mixer tap, tiled splash backs and surrounds, integrated electric oven with concealed extractor hood over, plumbing for washing machine, integrated dishwasher, UPVC double glazed window to the rear aspect, part glazed door opening to garden.

Bedroom 1
12' 3" x 11' 5" (3.73m x 3.48m)
Fitted bedroom furniture, radiator, carpet flooring, television point, UPVC double glazed window to the front aspect.

Bedroom 2
11' 1" x 9' 6" (3.38m x 2.90m)
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 3
9' x 9' (2.74m x 2.74m)
Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to the side aspect.

Shower Room
Suite comprising vanity hand wash basin, shower cubicle with shower unit, fully tiled flooring and walls, heated towel rail, UPVC double glazed window to the side aspect.

Separate Cloakroom W.C
Suite comprising low level w.c, UPVC double glazed obscure glass window to the side aspect.

Outside
The property is approached via a long driveway, which provides off-road parking. There is a well-stocked, hard-landscaped front garden with gate opening to the rear garden, a pathway leads to the front entrance door.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, greenhouse, timber summer house and an array of established shrubs, plants and trees, offering a very good degree of privacy to the occupants and making these gardens ideal for the keen gardener.

The property further benefits from solar panels

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/restaurant (currently temporarily closed), convenience store/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
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Burnside, Necton, Swaffham

- NO ONWARD CHAIN!
- 3 double bedroom detached bungalow
- 24' lounge, separate dining room and modern fitted kitchen
- UPVC double glazed windows and gas central heating
- Well-manicured, established front and rear gardens

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

directions to this property:

Leave Swaffham via the eastbound carriageway of the A47 towards Norwich. Take the right hand filter lane for Necton and drive through the village on Tuns Road. Turn left after the church onto School Road and proceed past the school before turning right onto Chantry Lane. Proceed along Chantry Lane past the Brackenwoods, turn right into Burnside where the property can be found on the left hand side.

guide price

£285,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110680

The Property Ombudsman

Property Ref:
SFM110680 - 0009

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.

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