





**Chantry Lane, Necton, Swaffham, PE37 8HU**

william h brown

***welcome to***

## Chantry Lane, Necton, Swaffham

A well-proportioned, modern detached home, occupying a delightful non-estate village setting. This well-positioned property boasts ample accommodation with a large kitchen/ dining room, utility room, three reception rooms with fireplaces, ground floor shower room, off-road parking and much more!













**Accommodation:**
Part glazed external entrance door opening to:

**Entrance Porch**
Tiled flooring, internal door opening to the lounge

**Lounge**
Feature fireplace with log burning stove, tiled hearth and brick surround, two radiators, television point, carpet flooring, dual aspect hardwood framed window to the front and rear aspect.

**Snug**
Feature fireplace with marble effect hearth, radiator, carpet flooring, staircase rising to the first floor landing, UPVC double glazed windows to the side aspect and hardwood framed doors opening to the garden.

**Sitting Room**
Feature fireplace, radiator, carpet flooring, television point, hardwood framed window to the front aspect, archway opening to the kitchen.

**Kitchen / Dining Room**
A stunning kitchen with a comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, two built-in electric oven and gas hob with cooker hood over, integrated dishwasher, radiator, stone effect flooring, hardwood framed windows to the side and front aspect.

**Utility Room**
A further range of matching kitchen units with work surfaces over, Space and plumbing for a washing machine, space for a free standing fridge/freezer, stone effect flooring, hardwood framed windows to the rear aspect and an entrance door opening to the garden, a further door opening to:

**Shower Room**
Suite comprising low level w.c, pedestal hand wash basin with tiled splashbacks, shower cubicle with wall mounted shower and glazed shower screen, radiator, stone effect flooring, hardwood framed window overlooking the rear aspect.

**First Floor Landing**
Radiator, carpet flooring, hardwood framed window to the side aspect, doors opening to all three bedrooms and the family bathroom.

**Bedroom 1**
Built-in wardrobes, radiator, carpet flooring, hardwood framed window overlooking the front aspect.

**Bedroom 2**
Built-in wardrobe, radiator, carpet flooring, hardwood framed window overlooking the front aspect.

**Bedroom 3**
Built-in wardrobes, radiator, carpet flooring, two hardwood framed window overlooking the side aspects.

**Family Bathroom**
A beautiful bathroom suite comprising low level w.c, hand wash basin, panelled bath with central mixer tap and wall mounted electric shower with glazed shower screen, radiator, fully tiled floor and walls, wall mounted bathroom cabinet with mirrored doors, fitted storage, hardwood framed window overlooking the front aspect.

**Outside**
The property is approached via a well-proportioned brick-weave and gravelled driveway with some shrubs to the front of the house with a raised planter to the side, timber fencing provides a screen from the road and a pathway leads to the front entrance door.

The rear garden, which is a particular feature of this property, is hard landscaped with raised planters, two timber garden sheds and a selection of seating areas around the garden, a further lawned garden is interspersed with young trees and plants, and a large polytunnel in the vegetable garden. The garden offers the occupants a good degree of privacy and is fully enclosed by timber fencing.

**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 and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and more. 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 D.

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*

## Chantry Lane, Necton, Swaffham

- GUIDE PRICE £400,000 - £425,000
- Stunning 3 double bedroom detached house
- Presented in immaculate condition throughout
- three reception rooms, all with feature fireplaces
- Spacious kitchen/dining room with a utility room

Tenure: Freehold EPC Rating: D
Council Tax Band: D

**directions to this property:**

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the left hand turn onto School Road. Continue along this road and turn right onto Chantry Lane. The property will be found the left hand side, identified by our William H Brown 'For Sale' board.

guide price

# £400,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/SFM111188

The Property Ombudsman

Property Ref:
SFM111188 - 0007

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