



Eastgate Park, Necton, Swaffham, PE37 8ED

Offered CHAIN FREE! Well presented, detached four bedroom modern family house situated in a quiet close in the popular village of Necton. This bright and spacious property has lots to offer including two reception rooms, a large kitchen/dining room, study, utility room, En-suite, sizeable garden and a detached double garage.

Price £550,000 Freehold





Ideally located in a desirable private close in the popular, well serviced village of Necton, Longsons are delighted to bring to market this well presented four bedroom family home. This lovely house offers practical, well-proportioned and versatile accommodation with a well-designed, light and spacious lay out which flows naturally from room to room.

In particular, the property affords some lovely views of the adjoining farm land to the west facing rear as well as a good sense of privacy. It is also conveniently located close to the commuter routes to Norwich within Norfolk.

CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, cloakroom, living room, dining room, open plan kitchen/diner, utility room, study, four bedrooms, family bathroom, En-suite, lots of garden space, private driveway, double garage as well as gas central heating and double glazing throughout.

NECTON
The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors surgery, butchers, local pub,

social club, excellent primary school and activity park for the children. The village is situated between King's Lynn and Norwich, just a short drive away from the historic market towns of Swaffham and Dereham along the A47.

Entrance Hall
18'7" (5.66m) x 5'11" (1.8m)
Stairs to first floor, understairs storage cupboard, radiator.

Cloakroom
Hand washbasin, WC, radiator, obscure double glazed window to front.

Study
9'11" (3.02m) x 6'9" (2.06m)
Radiator, double glazed window to front.

Living Room
23'0" (7.01m) x 12'11" (3.94m)
Feature fireplace with bricks to hearth and surround, reclaimed timber to mantel, an inset log burning stove, two radiators, double glazed window to front and side aspects, double glazed French doors to rear garden.

Dining Room/Reception Room Two
12'2" (3.71m) x 9'9" (2.97m)
Radiator and double glazed window to rear and side aspect.

Kitchen/Dining Room
27'9" (8.46m) x 27'1" (8.26m)
Fitted cabinets to floor and wall, worktop over, gas range cooker with extractor hood over, inset stainless steel one and a half bowl sink with mixer tap and integrated drainer, under counter lighting throughout, integrated fridge, freezer and dishwasher, double glazed French doors to rear garden, four double glazed windows to the bay shaped rear and side aspects and two radiators.

Utility Room
9'11" (3.02m) x 7'11" (2.41m)
Fitted cabinets to floor and wall, worktop over, inset stainless steel sink with integrated drainer, wall mounted gas combination boiler, space and plumbing for washing machine and tumble dryer as well as space for under counter fridge or freezer, radiator, double glazed window to front, door to rear garden.

First Floor Landing
Loft access, double glazed window to rear providing far reaching countryside views, radiator.

Bedroom One
16'2" (4.93m) x 13'0" (3.96m)
Double glazed window to front and side aspects, two radiators, spacious walk-in wardrobe and an En-suite shower room.

En-suite
7'9" (2.36m) x 6'7" (2.01m)
Tiles to walls, hand washbasin, WC, walk-in shower, radiator, obscure glass double glazed window to rear.

Bedroom Two
11'0" (3.35m) x 8'8" (2.64m)
Built-in wardrobe, radiator, double glazed window to front.

Bedroom Three
10'1" (3.07m) x 8'7" (2.62m)
Built-in wardrobe, radiator and double glazed window to front.

Bedroom Four
9'11" (3.02m) x 7'9" (2.36m)
Built-in wardrobe, radiator and double glazed window to rear.

Bathroom
8'7" (2.62m) x 7'2" (2.18m)
Tiles to walls, hand washbasin, WC, bath with mixer tap and separate hand shower attachment, walk-in shower, radiator, obscure glass double glazed window to rear.

Double Garage
Two up and over garage doors, window to rear aspect, power and lighting, tap, personal door to rear garden.

Front Garden
Laid to lawn with a wooden gate to the driveway laid to shingle providing ample

parking for multiple vehicles, shrubs and hedges to perimeter, plants to beds and gated access to rear garden (on both sides of house) and double garage, outside light.

Rear Garden
West facing with open farmland beyond the boundary hedge. Laid to lawn with paved patio seating area, fence to north and south, hedge to west, trees (including pear and cherry) and established shrubs to perimeter, plants to beds. Gated access from both sides of the front of the house. Additional access to detached double garage, outside tap and outside lighting. There is a small greenhouse adjoining the back of the garage.

Agent's Note
EPC rating C72 (Full copy available on request)
Council tax band E (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Spacious, Comtemporary Four Bedroom Family Home

- Desirable Location within Popular Village and close to Local Amenities and Commuter Routes

- Quiet and Established Setting offering Privacy and Community

- Energy Efficiency Rating C72

- Large Kitchen/Dining Room

- Two Reception Rooms

- En-suite Shower Room

- Private Rear Garden

- Double Garage and Plentiful Practical Frontage

