



Elizabeth Drive, Necton, Swaffham, PE37 8NB

welcome to

Elizabeth Drive, Necton, Swaffham

A well presented detached bungalow, located within this quiet, established area of Necton. Offering 3 great sized bedrooms, large dual aspect lounge/dining room, conservatory, modern fitted kitchen and wet room, separate w.c, solar panels, front & rear gardens, driveway parking and a garage!



Accommodation

UPVC part double glazed external entrance door opening to:

Entrance Hall

Built-in storage cupboard, radiator, wood effect flooring, loft access, doors opening to all bedrooms, the wet room, separate w.c and kitchen, further door opening to:

Lounge / Dining Room

Electric fireplace with decorative surround and hearth, two radiators, television and telephone points, carpet flooring, dual aspect UPVC double glazed windows to the front and rear.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, built-in electric oven and hob with extractor hood over, integrated fridge-freezer, built-in cupboard, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part double glazed door opening to:

Conservatory

Of brick built construction with UPVC double glazed windows and bespoke blinds, power sockets, plumbing for a washing machine, UPVC double glazed door opening to the garden.

Bedroom 1

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

Bedroom 2

Radiator, telephone point, wood effect flooring, UPVC double glazed window to the front aspect.

Bedroom 3

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Wet Room

Suite comprising low level w.c, hand wash basin,

glazed shower screen with mains connected shower, part tiled walls, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

Separate Cloakroom W.C

Suite comprising back to wall w.c and hand wash basin, radiator, UPVC double glazed obscure glass window to the side aspect.

Outside

The property is approached via a driveway, which provides off-road parking and access to the garage. The front garden is laid mainly to lawn with a variety of flowers and shrubs borders, raised beds and a pathway leads to the main entrance door.

A side gate and pathway provides access into the enclosed rear garden, which is laid mainly to lawn with raised flower beds and raised borders, a patio seating area allow the occupants to enjoy the evening sun.

Garage

Up and over door, power sockets and lighting, personal door opening to the garden along with a UPVC double glazed window

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. 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.

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.



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welcome to

Elizabeth Drive, Necton, Swaffham

- GUIDE PRICE £280,000 - £300,000
- Spacious 3 bedroom detached bungalow
- 24' dual aspect lounge/dining room
- Modern fitted kitchen & wet room
- Front & rear gardens, driveway parking & garage

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

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111084 - 0004

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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