



Elizabeth Drive, Necton, Swaffham, PE37 8ND

welcome to

Elizabeth Drive, Necton, Swaffham

>> FOR SALE BY AUCTION! 3 Bedroom detached family home in the heart of Necton. Benefitting from dual aspect lounge, kitchen, ground floor w.c, 3 good sized bedrooms, driveway off-road parking, garage and much more!!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Carpet flooring, radiator, stairs rising to first floor, UPVC double glazed window to the side aspect, internal doors opening to all ground floor rooms.

Lounge

Carpet flooring, feature fireplace with decorative surround, telephone and television points, dual aspect UPVC double glazed windows to the front, rear and side aspect. serving hatch opening to:

Kitchen

a range of floor and wall mounted kitchen units with work surfaces over, space for free standing cooker, space and plumbing for washing machine, space for under counter fridge, inset stainless steel sink and drainer with taps over, tile effect flooring, built in storage cupboard, additional breakfast bar, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed external door opening to the rear garden.

Ground Floor W.C

suite comprising low level w.c, pedestal hand wash basin with taps over, UPVC obscure glass window to the side aspect.

First Floor Landing

Carpet flooring, loft access, built in storage cupboard, internal doors opening to all first floor rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Family Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and mixer taps over, walk in shower cubicle with shower over, fully tiled walls, heated towel rail, carpet tile flooring, UPVC obscure glass window to the front aspect.

Outside

The property is approached by a paved pathway with a driveway leading to the brick built garage. Additional lawned areas sit to the front of the property with decorative and well manicured plants and shrubs. A gate sits between the property and the garage and allows access to the rear garden.

The enclosed rear garden is laid mainly to lawn, with a paved pathway leading to the rear, to the side sits a timber built storage shed, with an additional timber built shed on a concrete base behind the garage.

Garage

Of brick built construction, electric roller door, further personal door opening to the rear garden.

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.

Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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welcome to

Elizabeth Drive, Necton, Swaffham

- GUIDE PRICE £180,000 - £200,000
- 3 Bedroom detached family home
- Ground floor w.c & first floor shower room
- Dual aspect lounge
- Driveway off-road parking & garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110866 - 0007

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directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road, which merges into Hale road and take the right hand turn onto North Pickenham Road. Continue along and take the second left hand turn onto Jubilee Way and then the first right hand turn onto Elizabeth Drive. Take the second right hand turn and a further right hand turn, follow the road where the property can be found on the right hand side, identified by our William H Brown 'For Sale' sign.



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