



Farm Walk, Necton, Swaffham, PE37 8LX

welcome to

Farm Walk, Necton, Swaffham

>> NO ONWARD CHAIN! A 3 bedroom detached bungalow, located in a quiet residential area in the sought-after village of Necton, offering generous accommodation with a dual aspect lounge/dining room and a conservatory. The property further benefits from gardens, driveway parking and a garage!!



Accommodation:

Part glazed entrance door opening to:

Entrance Hall

Built-in storage cupboard, carpet flooring, loft access, doors opening to the lounge/dining room, kitchen, shower room and all bedrooms, further door opening to:

Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin, heated towel rail, part tiled walls, UPVC double glazed window to the side aspect.

Lounge / Dining Room

Feature gas fired place with granite style hearth and surround, two radiators, television point, space for a dining table, UPVC double glazed window to the front aspect and UPVC double glazed French doors opening to the conservatory.

Conservatory

Of brick base construction with UPVC double glazed windows and bespoke blinds, power sockets, UPVC double glazed French style doors opening to the rear garden.

Kitchen

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, tiled flooring, built-in electric oven and gas hob with concealed cooker hood over, space for fridge/freezer, space and plumbing for a washing machine, UPVC double glazed window to the rear aspect, part glazed external entrance door opening to the garden

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Shower Room

Suite comprising pedestal hand wash basin, corner shower cubicle with mains connect shower and glazed shower screen, heated towel rail, tiled walls and flooring, fitted bathroom cabinet, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a well-manicured lawned garden with a walkway through the middle, leading to the front entrance door, A side driveway provides off-road parking and access to the garage.

The beautiful rear garden is laid mainly to lawn with a paved patio seating area and well-stocked borders, interspersed with numerous plants flowers and shrubs, timber garden storage shed, external lighting, an outside tap and a retained fence boundary.

Garage

Up and over door to the front aspect, window to the side aspect and a 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, 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

Farm Walk, Necton, Swaffham

- Well-proportioned 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Dual aspect lounge / dining room and conservatory
- Fitted kitchen and shower room with separate cloakroom w.c
- Well manicured front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110896 - 0008

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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