



**Masons Drive, Necton, Swaffham, PE37 8EE**

**welcome to**

**Masons Drive, Necton, Swaffham**

>>VILLAGE LOCATION!! A contemporary and spacious 3 bedroom detached bungalow, located within this sought-after village. Recently refurbished, there is a family/breakfast room, en suite shower room, front & rear gardens, detached garage, off-road parking & more!



### **Accommodation:**

Composite part double glazed external entrance door opening to:

### **Entrance Porch**

7' 1" x 5' ( 2.16m x 1.52m )

Carpet flooring, UPVC double glazed window to the front aspect, door opening to:

### **Lounge**

17' 1" x 11' 9" ( 5.21m x 3.58m )

Vertical radiator, carpet flooring, television and telephone points, UPVC double glazed window to the front aspect.

### **Kitchen**

20' 11" x 14' 11" Max ( 6.38m x 4.55m Max )

A recently installed kitchen with a range of wall and floor mounted fitted kitchen units and work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven with gas hob and stylish cooker hood over, space for American style fridge-freezer, integrated dishwasher, plumbing for washing machine, additional kitchen island with breakfast bar, built-in storage cupboards, tiled flooring, radiator, UPVC double glazed window to the rear aspect. Additional seating area with carpet flooring, vertical radiator and UPVC double glazed sliding doors opening to rear garden.

### **Inner Hallway**

Carpet flooring, doors opening to all bedrooms and the bathroom.

### **Bedroom 1**

10' 11" x 10' 5" ( 3.33m x 3.17m )

Radiator, carpet flooring, built-in wardrobes, ceiling spotlights, UPVC double glazed window to the front aspect.

### **En Suite Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, sliding door walk in shower cubicle with mains powered shower over, heated

towel rail, tiled flooring, UPVC obscure glass window to side aspect.

### **Bedroom 2**

10' 5" x 9' 8" ( 3.17m x 2.95m )

Fitted wardrobe, radiator, carpet flooring, ceiling spotlights, UPVC double glazed window to the rear aspect.

### **Bedroom 3**

9' 4" x 8' 11" Max ( 2.84m x 2.72m Max )

Radiator, carpet flooring, fitted wardrobes, ceiling spotlights, UPVC double glazed window to the front aspect.

### **Family Bathroom**

Recently installed bathroom suite comprising low level w.c, his & hers vanity hand wash basins with mixer taps and storage under, 'p' shaped panelled bath tub with mixer taps, heated towel rail, tiled flooring and part tiled walls, inset ceiling spotlights, UPVC obscure glass window to rear aspect.

### **Outside**

The property is approached by a shingle pathway, accompanied by large well manicured lawns and plant borders, to the side of the property there is a car port with a shingle driveway providing off road parking for multiple vehicles.

The generous rear garden is laid mainly to lawn with a good size paved seating area, an additional shingle seating area and bordered by established plants and trees, the garden offers a good degree of privacy and is ideal for entertaining friends and family.

### **Garage**

Of brick built structure the single garage is accessed by an up and over door with additional personal UPVC double glazed French style doors 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, 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.



**view this property online** [williamhbrown.co.uk/Property/SFM110713](http://williamhbrown.co.uk/Property/SFM110713)



welcome to

## Masons Drive, Necton, Swaffham

- GUIDE PRICE £330,000 - £350,000
- Stunning 3 bedroom detached bungalow
- Refurbished throughout
- Contemporary kitchen/family room, en suite shower room & family bathroom
- Corner plot location with front & rear gardens, covered off-road parking & garage/workshop

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

offers in excess of  
**£330,000**



### directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and onto Hale Road, taking the right hand turn onto North Pickenham Road just before reaching the village shop. Continue and take the right hand turn onto Masons Drive. The driveway for this property will be found along on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110713 - 0009

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