



**Elizabeth Drive, Necton, Swaffham, PE37 8ND**

**welcome to**

**Elizabeth Drive, Necton, Swaffham**

>> FOR SALE BY MODERN METHOD OF AUCTION! A spacious 4 bedroom semi-detached family home, located in a popular village location. Boasting 3 reception rooms, en suite shower room, utility area, established gardens with far reaching field views, driveway and a garage!!



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Accommodation:

UPVC Part glazed entrance door opening to:

### Entrance Porch

UPVC double glazed windows to front aspect, door opening to:

### Entrance Hall

Staircase rising to the first floor landing, radiator, carpet flooring, doors opening to the kitchen and lounge, further door opening to:

### Lounge

22' 11" max x 8' 11" Min ( 6.99m max x 2.72m Min )  
Feature electric fireplace, carpet flooring, TV & telephone point, UPVC Double glazed window to front aspect and

sliding patio doors opening to the conservatory,

### Conservatory

Of UPVC construction with Polycarbonate roof, UPVC double glazed windows and door opening to the garden.

### Kitchen

A range of floor and wall mounted units with work surfaces over, one and half bowl stainless steel sink with drainer and swan-neck mixer tap over. tiled splashbacks, integrated electric oven with gas hob over and extractor fan, space and plumbing for a washing machine, integrated dishwasher, space for a free standing fridge/freezer, wall mounted gas fired central heating boiler, tiled flooring, UPVC double glazed window to rear aspect open to:

### Utility Area

A range of matching floor and wall mounted kitchen units with work surfaces over, tiled flooring.

### Lobby

UPVC part glazed doors opening to the garden.

### Dining Room

16' 7" x 7' 11" ( 5.05m x 2.41m )

Wooden flooring, wall mounted lighting, UPVC double glazed window and French doors opening to rear garden.

### First Floor Landing

Carpet flooring, walk-in storage cupboard with further storage cupboard, loft access, doors opening to all rooms.

### Bedroom 1

11' 10" x 7' 10" ( 3.61m x 2.39m )

Wood effect laminate flooring, radiator, UPVC double glazed window to front aspect.

### Ensuite Shower Room

Suite comprising low level w.c, hand wash basin with mixer tap, glazed shower cubicle with mains connected shower, tiled walls and flooring, radiator, UPVC double glazed window to rear aspect.

### Bedroom 2

10' 9" x 10' 5" ( 3.28m x 3.17m )

Wooden effect laminate flooring, radiator, television point, UPVC double glazed window to rear aspect.

### Bedroom 3

11' 10" x 7' 10" ( 3.61m x 2.39m )

Wooden effect laminate flooring, radiator, television point, UPVC double glazed window to front aspect.

### Bedroom 4

8' 9" x 6' 9" ( 2.67m x 2.06m )

Wooden effect laminate flooring, radiator, UPVC double glazed window to front aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin, spa style panelled bath, tiled walls and floor, UPVC obscure glass double glazed window to rear aspect.

### Outside

The front of the property is hard landscaped with a shingle driveway with space for two cars and gives access to the latched garage doors, a walkway leads to the front entrance door. The front garden is completed by slate chipping's to the side with a selection of plants and shrubs.

Being accessed from the conservatory, lobby and dining room, the rear garden is laid mainly to lawn with a patio area providing a seating/outdoor dining area. The garden benefits a timber garden storage shed, retained fence boundaries to either side and far reaching field views.

### Garage

Latched doors, power and lighting.

### 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



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## Elizabeth Drive, Necton, Swaffham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended 4 bedroom semi-detached house
- Lounge, conservatory and dining room

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

guide price

**£200,000**



### 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 first left hand turn and continue to the end of the cul-de-sac where the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110395 - 0007

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