



Ketts Hill, Necton, Swaffham, PE37 8HX

welcome to

Ketts Hill, Necton, Swaffham

A well-proportioned 3 bedroom detached bungalow, presented in excellent decorative order, which has undergone an extensive programme of refurbishment and extension.. Boasting a non estate setting the property is available with no upward chain.



Accommodation:

UPVC part glazed external door opening to:

Entrance Porch

Wood effect flooring, internal door opening to:

Inner Hall

Wood effect flooring, radiator, internal doors opening to all rooms.

Lounge

Wood effect flooring, radiator, television and telephone points, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect.

Dining Room

Wood effect flooring, radiator, internal doors opening to the kitchen and hall, UPVC double glazed window to the side aspect.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset composite 1 & 1/2 bowl sink and drainer with mixer taps over, inset gas fired hob with cooker hood over, tiled splashbacks, eye level built in double oven, space for free standing fridge/freezer, space and plumbing for washing machine, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed external door opening to the rear garden, UPVC double glazed window to the rear aspect, UPVC double glazed skylight.

Bedroom 1

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

Bedroom 2

Wood effect flooring, radiator, UPVC double glazed window to the side aspect.

Hall

Wood effect flooring, internal doors opening to family bathroom and:

Bedroom 3

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

Family Bathroom

Suite comprising low level w.c., vanity hand wash basin with mixer taps over and storage under, tiled splashbacks, panelled bathtub with mixer taps over and tiled splashbacks, additional walk in shower cubicle with mains powered shower over and fully tiled walls behind, tiled flooring, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

Outside

To the front of the property, there is a lawned garden area with retaining fencing and raised borders. A driveway provides off-road parking for several vehicles and extends to the rear along the side elevation of the bungalow and the main entrance door.

The rear gardens are enclosed with raised planters and astro turf providing pleasant enclosed space.

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.

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.



view this property online williamhbrown.co.uk/Property/SFM111126



welcome to

Ketts Hill, Necton, Swaffham

- Detached Bungalow Extended And Refurbished
- 3 Bedrooms, Non Estate Setting On Edge Of Well Served Village
- Gas Central Heating, UPVC Windows & External Entrance Doors
- Low Maintenance Front & Rear Gardens
- Off Road Parking For Several Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

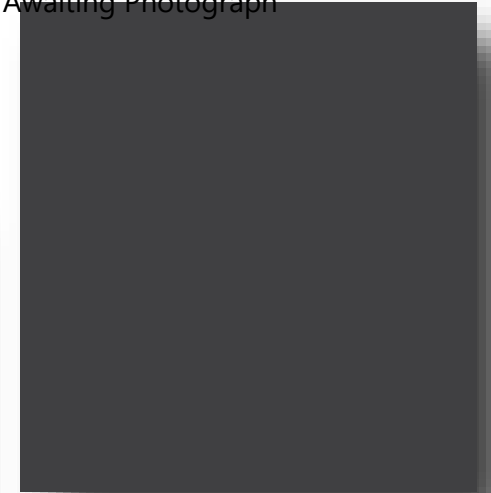
£325,000

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the left hand turn onto School Road. Continue along this road, which then becomes Ketts Hill proceed along Ketts Hill and the property can be found on the left hand side just before the junction with St Andrews Lane and Chapel Road.



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111126



Property Ref:
SFM111126 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk