



Brackenwoods, Necton, Swaffham, PE37 8EU

welcome to

Brackenwoods, Necton, Swaffham

>>VILLAGE LIFE - An opportunity to purchase this spacious 3 bedroom detached bungalow, occupying an end of cul-de-sac position within easy reach of village amenities. Benefiting from a very private garden, this single storey residence offers a kitchen/dining room, long driveway and much more!



Accommodation:

Part glazed external entrance door with obscure glass side panel opening to:

Entrance Hall

Radiator, carpet flooring, loft access, storage cupboard, doors opening to the lounge, all three bedrooms and the family shower room.

Lounge

15' 4" x 13' 4" (4.67m x 4.06m)

Feature fireplace with inset wood burning stove, brick surround and tiles hearth, radiator, television point, carpet flooring, UPVC double glazed French doors opening to the garden.

Open-Plan Kitchen/Dining Room

17' 11" x 8' 3" (5.46m x 2.51m)

A comprehensive range wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to the rear aspect and UPVC double glazed patio door opening to the conservatory.

Dining Area

9' 7" x 8' 3" (2.92m x 2.51m)

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

Conservatory

8' 9" x 7' 7" (2.67m x 2.31m)

Of brick construction with UPVC double glazed windows, Polycarbonate roof, tiled flooring, UPVC double glazed doors opening to the garden.

Bedroom 1

14' 6" x 10' 3" (4.42m x 3.12m)

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

En Suite Cloakroom

Suite comprising low level w.c, vanity hand wash basin with storage under, wall mounted mirror, carpet flooring.

Bedroom 2

14' 6" x 7' 4" (4.42m x 2.24m)

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

Bedroom 3

10' 11" x 9' 4" (3.33m x 2.84m)

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

Family Shower Room

Suite comprising back to wall w.c with supporting arm rail, vanity hand wash basin with storage under, double shower cubicle with mains connected shower attachment and hand rail, fully tiled walls, wall mounted mirrored bathroom cabinet, tiled flooring, two UPVC double glazed window to the side aspect.

Outside

The front of the property is mainly lawned with a gravelled border, a brickweave driveway to the side provides off-road parking and access to the front entrance door.

The rear garden, which is a particular feature of this bungalow, is mainly set to lawn and interspersed with a selection of plants flowers and trees, a feature pond is located towards the centre of the garden and patio seating areas to the top and bottom of this very private haven.

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 an Asda Express and Costa. Necton is also situated on an excellent bus route, providing links to King's Lynn, Norwich and more. Further amenities can be found within the neighbouring market 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.

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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.



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welcome to

Brackenwoods, Necton, Swaffham

- GUIDE PRICE £280,000 - £300,000
- Spacious 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Kitchen / diner and conservatory
- En suite cloakroom and family shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£280,000



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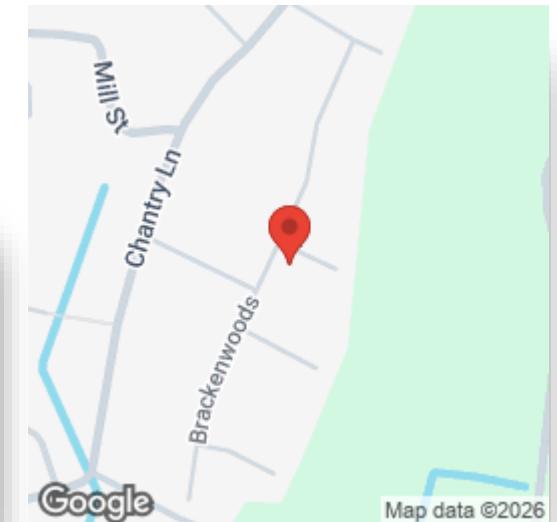
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
SFM110779 - 0007

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 for a short distance, taking the right hand turn onto Chantry Lane and proceed along. Take the left hand turn onto Brackenwoods and turn right. Continue to the end of the road where the property will be found on the left 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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