



Kingfisher Drive, Necton, Swaffham, PE37 8NN

welcome to

Kingfisher Drive, Necton, Swaffham

>> NO ONWARD CHAIN!! A well proportioned 2 bedroom semi-detached house, located within the popular village of Necton! Boasting front facing lounge, fitted kitchen, two good sized bedrooms, rear garden, driveway providing off road parking, garage & much more!!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Carpet flooring, stairs rising to first floor, internal door opening to:

Lounge

Carpet flooring, feature fireplace, radiator, television point, UPVC double glazed window to the front aspect, internal door opening to:

Kitchen/Dining Room

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer, built in double oven with gas fired hob over and concealed cooker hood, space and plumbing for washing machine, space for free standing fridge freezer, tile effect flooring, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed external door opening to the rear garden.

First Floor Landing

Carpet flooring, UPVC double glazed window to the side aspect, built in storage cupboard, internal doors opening to all rooms.

Bedroom 1

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

Bedroom 2

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

Family Shower Room

Suite comprising low level w.c, pedestal handwash basin with tiled splashbacks and surrounds, walk in sliding door shower cubicle with mains powered shower over & fully tiled walls behind, wood effect flooring, radiator, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached by a paved pathway

leading to the front door, with a well maintained lawn area and shingle borders. A further pathway leads to the timber gate, providing access to the rear garden. A driveway provides off road parking and access to the garage.

The rear garden is laid mainly to lawn with a paved patio seating area and bordered by a retained timber fence.

Garage

Of brick built construction, up and over door, a further personal door opening to the rear garden.

Location

Necton is a sought-after and well-serviced 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 (temporarily closed), Post Office and a number of shops, including Asda Express and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and beyond. 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 supermarkets including Waitrose, Asda and Tesco, and further independent 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 B.

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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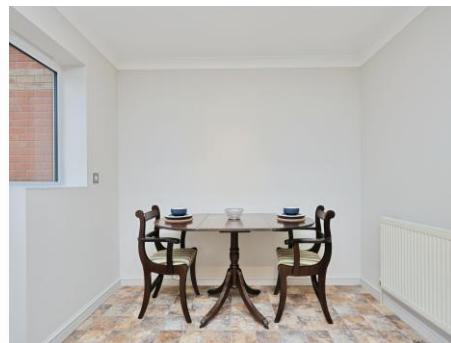
- NO ONWARD CHAIN
- 2 Bedroom semi-detached house
- Front facing lounge
- Fitted kitchen/Dining room
- Driveway & Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

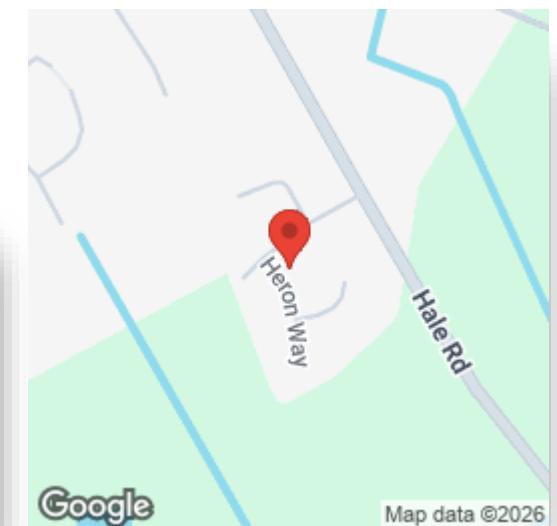
£220,000



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directions to this property:

Upon entering Necton from the A47/Swaffham direction, proceed along Tuns Road and continue onto Hale Road. Passing the Necton store/Post Office, take the right hand turn onto Kingfisher Drive. Pass Bittern Close and 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



Property Ref:
SFM110736 - 0004

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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