



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 boarders, 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.



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welcome to

Masons Drive, Necton Swaffham

- 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
- Gas fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£350,000



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 - 0008

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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