



St. Andrews Lane, Necton, Swaffham, PE37 8HY

welcome to

St. Andrews Lane, Necton, Swaffham

>>COMPLETE ONWARD CHAIN!! An extended and improved 4 bedrooms semi-detached family home, a conservatory, fitted kitchen, utility room, en suite facilities, and generous family bathroom, independent studio and workshop, off-road parking for several vehicle and good size garden space.



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Wood flooring, radiator, stairs rising to the first floor, opening to:

Lounge

open plan living area wood flooring, radiator, television and telephone points, feature fireplace with wood burning stove, birch surround and stone hearth, UPVC double glazed windows to the rear aspect, glazed door opening to the conservatory, internal door opening kitchen

Conservatory

Of brick built construction, UPVC double glazed windows and UPVC double glazed external door opening to the rear garden.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, breakfast bar, integral fridge, inset 1 & 1/2 bowl sink and drainer with mixer taps over, inset gas fired hob with concealed cooker hood over, tiled splash backs and surrounds, built in eye-level double oven, radiator, tiled flooring, UPVC double glazed window over looking the rear aspect, UPVC double glazed French style doors opening to the rear garden, internal door opening to:

Utility Room

A range of floor and wall mounted kitchen units with work surfaces over, space and plumbing for washing machine, dishwasher and dryer, space for free standing fridge/freezer, tiled splash backs, tiled flooring, UPVC double glazed window to the front aspect, UPVC part glazed door opening to the front, internal door opening to:

Ground Floor W.C.

Suite comprising low level w.c., vanity hand wash basin with storage under, tiled splash backs and surrounds, tiled flooring, UPVC double glazed window to the side aspect.

Salon

Floor mounted kitchen units with work surfaces over, vinyl flooring, UPVC double glazed French Style doors opening to the rear garden and front aspect, UPVC double glazed windows to the side aspect.

First Floor Landing

Carpet flooring, radiator, two UPVC double glazed windows to the front aspect, internal doors opening to the bedrooms and family bathroom.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to the rear aspect, loft access, internal door opening to:

Ensuite Shower Room

Suite comprising low level w.c., pedestal hand wash basin, corner shower cubicle with power shower over, fully tiled walls, radiator, vinyl flooring, UPVC double glazed obscure glass window to the side aspect.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, corner panelled bathtub with additional power shower over, fully tiled walls, vinyl flooring, heated towel rail, radiator, UPVC double glazed obscure glass window to the front aspect.

Outside

The property is approached by a paved driveway

with an additional lawned area and is bordered by a brick built wall and entrance gates.

The rear garden is laid mainly to lawn with a paved patio seating area directly outside the property, To the rear there is a timber built workshop with power and light connected, and storage shed, established plant a shrub borders and a retaining timber fence.

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. This active village boasts a wealth of amenities including a Ofsted rated good primary school, doctors surgeries, playing field, social club, public house, Post Office and a number of shops, including an Asda Express and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and more. 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 B.

Please note that once a sale takes place, the Council Tax banding 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.



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welcome to

St. Andrews Lane, Necton Swaffham

- Extended 4 bedroom village home presented in very good condition throughout
- Large lounge, with inset wood burning stove, kitchen and utility
- En suite facilities, family bathroom and ground floor cloakroom w.c
- Attached studio offering further potential currently used as dog grooming parlour,
- UPVC double glazed windows throughout and gas fired radiator central heating

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£375,000



directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the first left hand turn onto St Andrews Lane. Continue along this road for around 1000 meters and the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110672 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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