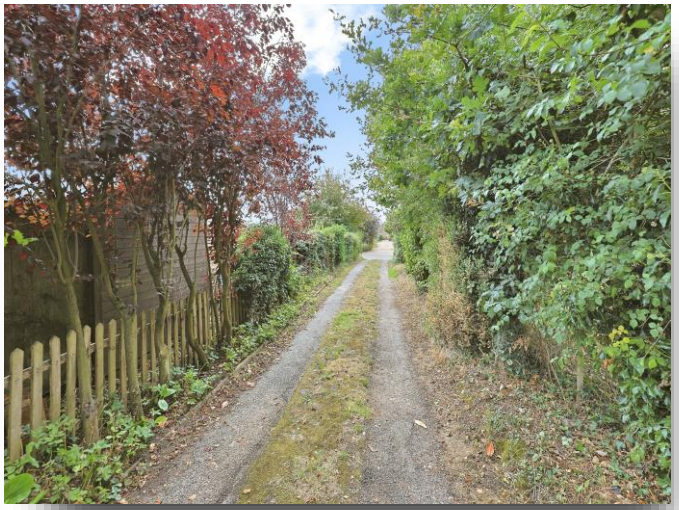






Ketts Hill, Necton, Swaffham, PE37 8HX

william h brown

welcome to

Ketts Hill, Necton, Swaffham

>>NO ONWARD CHAIN! An extremely well-proportioned bungalow, which occupies a delightful non-estate village position. This stunning home boasts an impressive lounge with wood burning stove, large kitchen/dining room, master bedroom with walk-in wardrobe and en suite, stunning gardens and much more!













Accommodation:
UPVC part glazed external entrance door opening to:

Entrance Porch
Of Brick built construction with UPVC double glazed windows over, power sockets and part glazed entrance door opening to:

Entrance Hall
Radiator, tiled flooring, loft access, doors opening to all rooms

Lounge
Feature fireplace with inset wood burning stove and tiled hearth, radiator, wood effect flooring, television and telephone points, UPVC double glazed French doors opening to the garden with fixed side panels and UPVC double glazed window to the rear aspect.

Kitchen / Breakfast Room
A comprehensive range of contemporary Shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, two built-in eye-level electric ovens and ceramic hob with concealed cooker hood over, space for an American style fridge freezer, integrated dishwasher, radiator, tiled flooring, pantry storage cupboard, space for a dining table, inset ceiling spotlights, dual aspect UPVC double glazed windows to the side and rear aspect.

Utility Room
Wooden work surface, space and plumbing for a washing machine, shelving, wall mounted gas fired central heating boiler, UPVC double glazed window to the side aspect and a part glazed external entrance door opening to the garden,

Master Bedroom
Walk-in wardrobe, radiator, wood effect flooring, UPVC double glazed window to the front aspect, door opening to:

En Suite Shower Room
Suite comprising back to wall w.c, inset pedestal hand wash basin, double shower cubicle with mains connected shower and glazed shower screen, fully tiled walls and flooring, radiator, UPVC double glazed obscure glass window to the front aspect.

Walk-In Wardrobe
wood effect flooring, shelving and hanging rails

Bedroom 2
Radiator, carpet flooring, UPVC double glazed windows to the rear aspect

Bedroom 3
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Family Bathroom
Suite comprising vanity unit with hand wash basin and storage under, low level w.c, walk-in shower cubicle with wall mounted electric shower and glazed shower screen, fitted bathroom cabinet, fully tiled walls and flooring, radiator, UPVC double glazed obscure glass window to the rear aspect.

Outside
This beautiful property is hidden away from the road approached via a private driveway providing ample off-road parking, a pathway leads to the front entrance door. The front garden is mainly laid to lawn with a selection of plants and flowers, along with small junior trees

The spacious rear garden, which is a particular feature of this bungalow, is perfect for an keen gardener, with a fine selection of plants and flowers interspersed with planters and shrub beds throughout, a generous greenhouse and brick outbuilding are housed within the garden, which offers a good degree of privacy, a paved patio seating area along with a further decked seating area are ideal for entertaining guests.

The side of the garden connects with a plot of land that will be retained by the seller, boundary lines are clearly visible for viewers

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 D.

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.

welcome to

Ketts Hill, Necton, Swaffham

- NO ONWARD CHAIN - MOVE STRAIGHT IN!
- Spacious 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Large living accommodation including kitchen/dining room and lounge
- Master bedroom with en suite shower room and walk-in wardrobe

Tenure: Freehold EPC Rating: E
Council Tax Band: D

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 hidden behind number 5 Ketts Hill and identified by our William H Brown For Sale board.

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111262

The Property Ombudsman

Property Ref:
SFM111262 - 0005

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

01760 721655

Swaffham@williamhbrown.co.uk

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

williamhbrown.co.uk

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