



Wyndfields, Necton, Swaffham, PE37 8HD

welcome to

Wyndfields, Necton, Swaffham

>> NO ONWARD CHAIN! A well-proportioned 2/3 double bedroom detached bungalow, located within an established and popular area of Necton. Boasting a generous rear garden with a good degree of privacy, driveway parking, garage, UPVC double glazed windows and much more!



Accommodation:

Recessed storm porch area with part glazed UPVC external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, doors opening to the kitchen, bathroom, bedrooms 1 & 2, a further door opening to:

Lounge

14' 10" x 12' (4.52m x 3.66m)

Feature fireplace with brick surround, television point, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen

12' 10" x 7' 8" (3.91m x 2.34m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, part tiled walls, space for electric cooker, space for fridge-freezer, built-in airing cupboard, UPVC double glazed window to the rear aspect, UPVC part glazed obscure glass external entrance door opening to the conservatory.

Garden/Play Room

12' 4" x 8' 9" (3.76m x 2.67m)

Of brick built construction with UPVC double glazed windows over looking the garden, Polycarbonate roof, wall mounted electric heater, UPVC double doors opening to the garden.

Utility Room

8' 11" x 5' (2.72m x 1.52m)

Fitted work surfaces with storage under, space and plumbing for a washing machine, UPVC double glazed window to rear aspect, UPVC part glazed entrance door to the garden.

Cloakroom W.C

Suite comprising back to wall w.c, tiled flooring, hand wash basin.

Bedroom 1

13' 2" x 9' 10" (4.01m x 3.00m)

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

Bedroom 2

12' 6" x 10' (3.81m x 3.05m)

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

Bedroom 3

10' 5" x 8' 8" (3.17m x 2.64m)

Wall mounted electric heater, laminate flooring, UPVC double glazed window to the rear aspect and UPVC part glazed entrance door opening to the garden.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with shower unit, part tiled walls, heated towel rail, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached via a single-track driveway, which leads to the garage. There is a well-stocked front garden with mature privacy hedging and central lawn, a pathway leading to the main entrance door. A pathway and timber side gates leads into the rear garden.

The fully enclosed rear garden is partly laid to lawn with paved patio seating areas, well-stocked with a selection of plants, shrubs and hedging. A timber garden storage shed and a greenhouse are located in the rear garden, which offers a good degree of privacy.

Garage

Up and over door to the front aspect, timber window to the rear aspect, personal door opening to the 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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Wyndfields, Necton, Swaffham

- NO ONWARD CHAIN!
- 2/3 double bedroom detached bungalow
- Enclosed, generous rear garden enjoying a good degree of privacy
- Driveway and garage, providing off-road parking
- Front-facing lounge, conservatory and utility

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£250,000



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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. Before reaching the Necton store/Post Office, take the right hand turn onto North Pickenham Road and then the first left hand turn into Wyndfields, continue along and 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



Property Ref:
SFM110587 - 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.



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