



Bells Meadow, Necton, Swaffham, PE37 8NE

welcome to

Bells Meadow, Necton, Swaffham

>>MOVE STRAIGHT IN! A stunning 4 Bedroom detached house situated in the village of Necton. Benefitting from modern fitted kitchen, separate utility room, dining room, garden room and study. Generous landscaped front and rear gardens with driveway off road parking, double integral garage and more!



Accommodation:

Composite part glazed entrance door opening to:

Entrance Hall

LVT flooring, radiator, stairs rising to the first floor, internal doors opening to the lounge, dining room, kitchen, ground floor w.c. and integral garage.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, built in eye level double oven, inset gas hob with concealed cooker hood over, tiled splashbacks and surrounds, space for American style fridge/freezer, additional kitchen island with inset 1 & 1/2 bowl sink and drainer with mixer taps over, space and plumbing for dishwasher, inset ceiling spotlights, LVT flooring, radiator, UPVC double glazed windows and French style doors opening to the rear garden, internal doors opening to the garden room and utility room.

Utility Room

A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer taps over, space and plumbing for washing machine, tiled walls, UPVC double glazed window to the side aspect, UPVC external door opening to the rear garden.

Lounge

Carpet flooring, radiator, feature fireplace with granite hearth and limestone surround, television and telephone points, UPVC double glazed window to the front aspect, French style internal doors opening to:

Dining Room

Carpet flooring, radiator, French style internal doors opening to:

Garden Room

Wood flooring, radiator, dual aspect UPVC double glazed windows to the side and rear aspect, internal doors opening to the kitchen and study.

Study

Wood flooring, radiator, UPVC double glazed

window to the side aspect.

Ground Floor W.C.

Suite comprising low level w.c., vanity hand wash basin with mixer taps over, half height tiled walls, wood flooring, UPVC double glazed obscure glass window to the side aspect.

First Floor Landing

Carpet flooring, radiator, UPVC Velux style window to the rear aspect, internal doors opening to all bedrooms and the family bathroom.

Master Bedroom

Carpet flooring, radiator, built in sliding door wardrobes, UPVC double glazed window to the front aspect, internal door opening to:

Ensuite Shower Room

Suite comprising low level w.c., vanity hand wash basin with storage under and mixer taps over, walk in shower cubicle with mains powered rainfall shower over, heated towel rail, fully tiled walls, tiled flooring, UPVC double glazed obscure glass window to the side aspect.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Suite comprising low level w.c., vanity hand wash basin with storage under and mixer taps, panelled bathtub with mixer taps over, walk in shower cubicle with mains powered shower over, fully tiles walls, tiled flooring, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is set on a 1/3 acre plot (stms) and is

approached by a shingle driveway leading to the front entrance door and double integral garage. There are landscaped lawned areas with established and well manicured plants and shrubs. To either side of the property there are timber gates allowing access to the enclosed rear garden.

The rear garden is laid mainly to lawn with a paved patio seating area and is bordered by plants, shrubs and a retained timber fence offering a good degree of privacy.

Integral Garage

Two up and over doors to the front, two further personal doors opening to the internal entrance hall and rear garden, UPVC double glazed window to the rear aspect. Complete with power and lighting.

Council Tax Band

This property is Council Tax band E.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

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.

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

Bells Meadow, Necton, Swaffham

- Executive style 4 bedroom detached house
- Contemporary fitted kitchen, utility room, dining room, garden room & study
- Front facing lounge with feature fireplace
- Master bedroom with ensuite shower room
- Family bathroom & ground floor w.c.

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM107981 - 0004

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