



Elizabeth Drive, Necton, Swaffham, PE37 8ND

welcome to

Elizabeth Drive, Necton, Swaffham

3 Bedroom detached family home in the heart of Necton. Benefiting from dual aspect lounge, kitchen, ground floor w.c, 3 good sized bedrooms, driveway off-road parking, garage and much more!!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Carpet flooring, radiator, stairs rising to first floor, UPVC double glazed window to the side aspect, internal doors opening to all ground floor rooms.

Lounge

Carpet flooring, feature fireplace with decorative surround, telephone and television points, dual aspect UPVC double glazed windows to the front, rear and side aspect. serving hatch opening to:

Kitchen

a range of floor and wall mounted kitchen units with work surfaces over, space for free standing cooker, space and plumbing for washing machine, space for undercounter fridge, inset stainless steel sink and drainer with taps over, tile effect flooring, built in storage cupboard, additional breakfast bar, radiator, UPVC double glazed window to the rear aspect, UPVC double glazed external door opening to the rear garden.

Ground Floor W.C

suite comprising low level w.c, pedestal hand wash basin with taps over, UPVC obscure glass window to the side aspect.

First Floor Landing

Carpet flooring, loft access, built in storage cupboard, internal doors opening to all first floor rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

Carpet flooring, radiator, UPVC double glazed

window to the rear aspect.

Family Shower Room

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

Outside

The property is approached by a paved pathway with a driveway leading to the brick built garage. Additional lawned areas sit to the front of the property with decorative and well manicured plants and shrubs. A gate sits between the property and the garage and allows access to the rear garden.

The enclosed rear garden is laid mainly to lawn, with a paved pathway leading to the rear, to the side sits a timber built storage shed, with an additional timber built shed on a concrete base behind the garage.

Garage

Of brick built construction, electric roller door, further personal door 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/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 C.

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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welcome to

Elizabeth Drive, Necton, Swaffham

- 3 Bedroom detached family home
- Ground floor w.c & first floor shower room
- Dual aspect lounge
- Driveway off-road parking & garage
- Front and rear gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£260,000

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road, which merges into Hale road and take the right hand turn onto North Pickenham Road. Continue along and take the second left hand turn onto Jubilee Way and then the first right hand turn onto Elizabeth Drive. Take the second right hand turn and a further right hand turn, follow the road where the property can be found on the right hand side, identified by our William H Brown 'For Sale' sign.

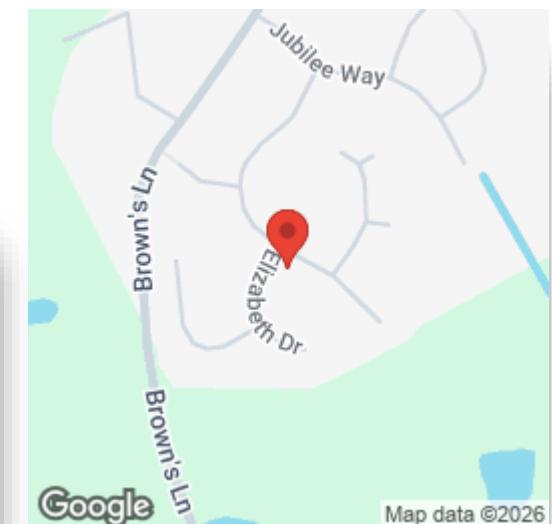


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute 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.



Property Ref:
SFM110866 - 0004



Please note the marker reflects the postcode not the actual property

 william h brown



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