





Croft Meadow, Necton, Swaffham, PE37 8FQ

william h brown

welcome to

Croft Meadow, Necton, Swaffham

>>MUST BE VIEWED!! Occupying an enviable, village position and benefitting form open countryside views to the rear, this 4 double bedroom detached family home must be viewed to fully appreciate the size, gardens, recent improvements, accommodation and location on offer!













The Accommodation
Composite entrance door opening to:

Entrance Hall
The impressive entrance hallway features a glass panel staircase rising to the first floor landing, under floor heating, UPVC double glazed windows to the front aspect, doors opening to the kitchen/dining room and study, a further door opening to:

Ground Floor W.C
Suite comprising low level w.c and vanity hand wash basin with storage under, half height tiling to all walls, under floor heating, wood effect flooring and a heated towel rail.

Lounge / Kitchen / Dining Room
'L' Shaped open plan to living room area with under floor heating, television point, wood effect flooring, UPVC double glazed windows to the front aspect and double glazed internal doors opening to garden room

Kitchen Area
Open plan from the dining area, this beautiful kitchen comprises of a range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and upstands, built-in eye-level double oven and induction hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, under floor heating, breakfast bar, two UPVC double glazed windows to the rear aspect.

Utility Room
A matching range of floor mounted fitted kitchen units with work surfaces over, space and plumbing for a washing machine, under floor heating, UPVC double glazed window to the side aspect and external entrance door opening to the garden.

Garden Room
Added recently this wonderful room over looks and has access to the landscaped rear gardens and surrounding countryside

Study / Home Office
Carpet flooring, under floor heating, UPVC double glazed window to the front aspect.

First Floor Landing
A grand hall landing with carpet flooring, glass banister, radiator, storage cupboard, loft access, UPVC double glazed window to the front aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1
Radiator, carpet flooring, television point, UPVC double glazed window overlooking the rear aspect offering far reaching field views, door opening to:

En Suite Shower Room
Suite comprising low level w.c, vanity hand wash basin with chrome taps and storage under, shower cubicle with full height tiling and mains connected shower, heated towel rail, tiled flooring.

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect and offering far reaching field views.

Bedroom 3
Built-in triple wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 4
Built-in triple wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom
Suite comprising low level w.c, vanity hand wash basin with storage under, free standing style bath with central mixer tap, corner shower cubicle with mains connected shower, part tiled walls and tiled flooring, heated towel rail, UPVC double glazed window overlooking the rear aspect.

Outside
This property is approached via a gravelled driveway leading to the detached double garage, a gravelled pathway leads to the front entrance door. The attractive front garden is laid to lawn with a selection of potted plants and flowers.
The stunning rear garden, which is a particular feature of this this home, is mainly laid to lawn with an array of beautiful flowers, plants and shrubs, a feature pond is located to the bottom of the garden and a covered patio seating area is just outside the garden room. The well-manicured garden has a lowered picket fence to the side and rear to allow the occupants to enjoy the far reaching field views.

Double Garage
Double hinged front doors, power sockets and lighting, along with roof storage.

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
There is a small annual service charge for the upkeep of the communal areas in this small development. Further details can be obtained from the sellers solicitor at the time of purchase

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

Croft Meadow, Necton, Swaffham

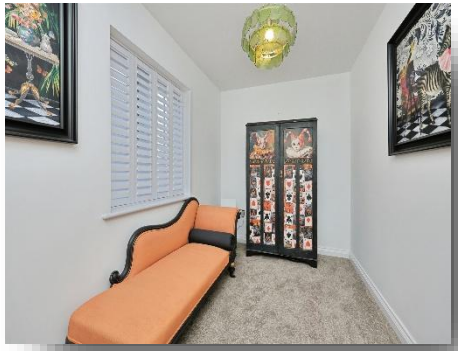
- Executive style 4 double bedroom detached home
- Presented in immaculate order throughout with many recent improvements
- Light and airy open plan living area with garden room over looking landscaped gardens
- Well appointed kitchen/diner and utility rooms
- En suite shower room, ground floor w.c and family bathroom

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

offers in excess of

£550,000









Please note the marker reflects the postcode not the actual property

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 and turn right onto Chantry Lane and follow the road all the way down to the end, the private Croft Meadow development is found on the left hand side and this home is located at the end of the small select development.

view this property online williamhbrown.co.uk/Property/SFM111378

The Property Ombudsman

Property Ref:
SFM111378 - 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

01760 721655

Swaffham@williamhbrown.co.uk

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

williamhbrown.co.uk

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.