

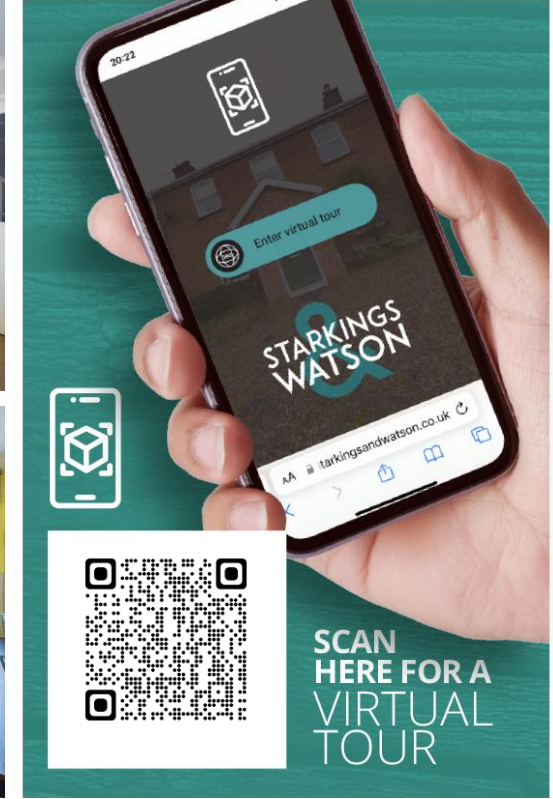
NORTH PICKENHAM ROAD

**Necton, Swaffham PE37 8EF**

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

**FOR SALE**  
**PROPERTY**



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS**  
**WATSON**

- Semi-Detached House
- 23' Sitting/Dining Room
- Kitchen & Separate Utility Room
- Ground Floor Home Office/Study
- Three Bedrooms
- Family Bathroom with Shower
- Off Road Parking
- Enclosed Rear Garden

#### IN SUMMARY

This brilliantly presented SEMI-DETACHED HOUSE offers more than one may expect. Mixing spacious downstairs living with generous bedrooms upstairs, this home has all the makings of the perfect FAMILY HOME. The 23' SITTING ROOM opens to the rear offering the perfect DINING ROOM area too. A FITTED KITCHEN and UTILITY room complement one another perfectly, whilst giving access to the potential HOME OFFICE or STUDY made by a garage conversion, whilst still leading front storage in the remaining garage space. The first floor offers you THREE BEDROOMS set off a central landing, as well as a FAMILY BATHROOM boasting both bath and shower facilities. Externally the property benefits from a GENEROUS and PRIVATE rear garden as well as OFF ROAD PARKING.

#### SETTING THE SCENE

Set back from the road with an opening comprising a brick weave drive way and shingled border allowing potential additional parking space, leading to the entrance porch and electric roller door access to the remaining garage storage.

#### THE GRAND TOUR

Stepping through the porch, a perfect place to hang your coat and slip off your shoes before entering the tiled hallway. To your left you will have access to the well-lit double aspect sitting and dining room space with carpeted flooring in the sitting room area and wood effect flooring to the rear dining room space with uPVC French doors leading to the rear garden. Heading onward passed the carpeted stairway you will find yourself in the contemporary fitted kitchen space with ample wall and base mounted storage with bottom surround lighting, chrome sink with mixer tap, integrated oven with electric hob and extraction above. all set around a tasteful tiled surround. Stepping down into the utility room you will be pleasantly surprised with the space on offer including plumbing for the washing machine, dishwasher and space for the tumble dryer as well as additional storage and sink with door leading to the rear garden. Leading from this you will enter the altered garage space which now serves as a brilliantly versatile room with potential to make a home office, study or even a treatment room if so required. The first floor grants access to all three bedrooms and the family bathroom. The smaller of the three bedrooms currently serving as the perfect nursery with carpeted flooring and set back space above the stairs for additional storage and the second bedroom, a good sized double room, comes with uPVC window to the front of the property and gas fired radiator. The main bedroom is also a good sized double with carpeted flooring underfoot and ample space for soft furnishings overlooking the rear garden. The family bathroom is also accessed from the central landing is with tiled flooring and tiled surround comprises of a corner shower unit, bath, sink with vanity storage, toilet and heated towel rail makes the perfect arrangement for any prospective buyer.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### THE GREAT OUTDOORS

The front of the property is geared towards allowing ample off road parking with a low maintenance brick weave driveway and shingled border adjacent. The rear garden is predominantly laid to lawn with patio seating area immediately at the rear of the property with a large timber summer house sitting at the very bottom of the garden. To the right of this you will also notice the timber gate leading to the green at the rear of the property which is absent of any housing meaning ultimately an increased sense of privacy for the occupiers of this home.

### OUT & ABOUT

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 a supermarket. 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.

### FIND US

Postcode : PE37 8EF

What3Words : ///cackling.brave.twisting

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**Approximate total area**  
1035.24 ft<sup>2</sup>  
96.18 m<sup>2</sup>

Excluding balconies and terraces

**GIRAFFE 360**  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.