Farm Walk, Necton, Swaffham, PE37 8LX

william h brown

welcome to

Farm Walk, Necton, Swaffham

>> NO ONWARD CHAIN! A 3 bedroom detached bungalow, located in a quiet residential area in the sought-after village of Necton, offering generous accommodation with a dual aspect lounge/dining room and a conservatory. The property further benefits from gardens, driveway parking and a garage!

Accommodation:
Part glazed entrance door opening to:

Entrance Hall
Built-in storage cupboard, carpet flooring, loft access, doors opening to the lounge/dining room, kitchen, shower room and all bedrooms, further door opening to:

Cloakroom W.C
Suite comprising low level w.c, wall mounted hand wash basin, heated towel rail, part tiled walls, UPVC double glazed window to the side aspect.

Lounge / Dining Room
Feature gas fired place with granite style hearth and surround, two radiators, television point, space for a dining table, UPVC double glazed window to the front aspect and UPVC double glazed French doors opening to the conservatory.

Conservatory
Of brick base construction with UPVC double glazed windows and bespoke blinds, power sockets, UPVC double glazed French style doors opening to the rear garden.

Kitchen
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, tiled flooring, built-in electric oven and gas hob with concealed cooker hood over, space for fridge/freezer, space and plumbing for a washing machine, UPVC double glazed window to the rear aspect, part glazed external entrance door door opening to the garden

Bedroom 1
Radiator, carpet flooring, UPVC double glazed bay window to the front aspect.

Bedroom 2
Radiator, carpet flooring, UPVC double glazed bay window to the rear aspect.

Bedroom 3
Built-in wardrobes, radiator, carpet flooring, UPVC double glazed bay window to the front aspect.

Shower Room
Suite comprising pedestal hand wash basin, corner shower cubicle with mains connect shower and glazed shower screen, heated towel rail, tiled walls and flooring, fitted bathroom cabinet, UPVC double glazed window to the rear aspect.

Outside
To the front of the property, there is a well-manicured lawned garden with a walkway through the middle, leading to the front entrance door, A side driveway provides off-road parking and access to the garage.

The beautiful rear garden is laid mainly to lawn with a paved patio seating area and well-stocked borders, interspersed with numerous plants flowers and shrubs, timber garden storage shed, external lighting, an outside tap and a retained fence boundary.

Garage
Up and over door to the front aspect, window to the side aspect and a 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, 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 banding will be reviewed and may be subject to change.

welcome to

Farm Walk, Necton, Swaffham

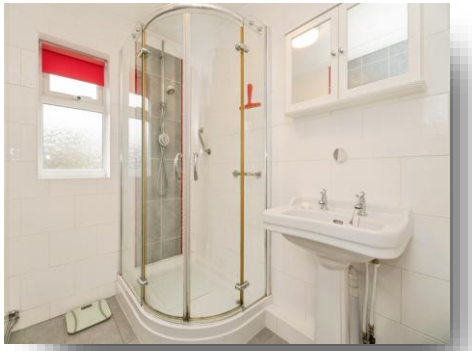
- Well-proportioned 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Dual aspect lounge / dining room and conservatory
- Fitted kitchen and shower room with separate cloakroom w.c
- Well manicures front and rear gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and continue through the village, taking the right hand turn onto North Pickenham Road. Take the second right hand turn onto Masons Drive and proceed to the end, taking the left hand turn onto Farm Walk. The property will be found at the end of the cul-de-sac, identified by our William H Brown "For Sale" board.

£320,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SFM110896 - 0003

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