



Elizabeth Drive, Necton, Swaffham, PE37 8NB

welcome to

Elizabeth Drive, Necton, Swaffham

>> NO ONWARD CHAIN! A spacious and well presented 2 double bedroom detached bungalow, located within the ever-popular village of Necton. Boasting a modern fitted kitchen, lounge with wood burning stove, together with an enclosed, private, rear garden, driveway parking and a garage!



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Radiator, wood effect flooring, loft access, doors opening to both bedrooms, the bathroom and kitchen, further door opening to:

Lounge / Dining Room

Modern free standing wood burning stove with slate hearth, radiator, television and telephone points, wood effect flooring, UPVC double glazed windows to the front aspect.

Kitchen

A range of wall and floor mounted shaker style fitted kitchen units with work surfaces over, inset sink with mixer tap, built-in eye-level electric double oven and ceramic hob with extractor hood over, integrated fridge-freezer, inset ceiling spotlights, wood effect flooring, breakfast bar, UPVC double glazed window to the rear aspect and UPVC part double glazed entrance door opening to:

Bedroom 1

Radiator, carpet flooring, television point, UPVC double glazed window to the front aspect.

Bedroom 2

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

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap, mains connected shower and glazed shower screen, part tiled walls, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached via a long driveway, which provides off-road parking and access to the garage, a paved pathway leads to the front entrance door. The front garden is mainly laid to lawn with a further gravelled area.

The rear garden offers a degree of privacy to the occupants and is once again laid mainly to lawn with a patio seat area and a further shingled seating area to the side, The garden houses a timber garden shed and benefits from external lighting, retained fencing and gated access to the side.

Garage

Up & over front door, power sockets and lighting, personnel door opening to the garden,

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has 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. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

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

Agent 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.



view this property online williamhbrown.co.uk/Property/SFM111302



welcome to

Elizabeth Drive, Necton Swaffham

- 2 double bedroom detached bungalow
- Presented in excellent condition throughout
- Front facing lounge with wood burning stove
- Modern fitted kitchen with breakfast bar
- Electric radiator heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£240,000



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. Take the first right onto Elizabeth Drive and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111302



Property Ref:
SFM111302 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk