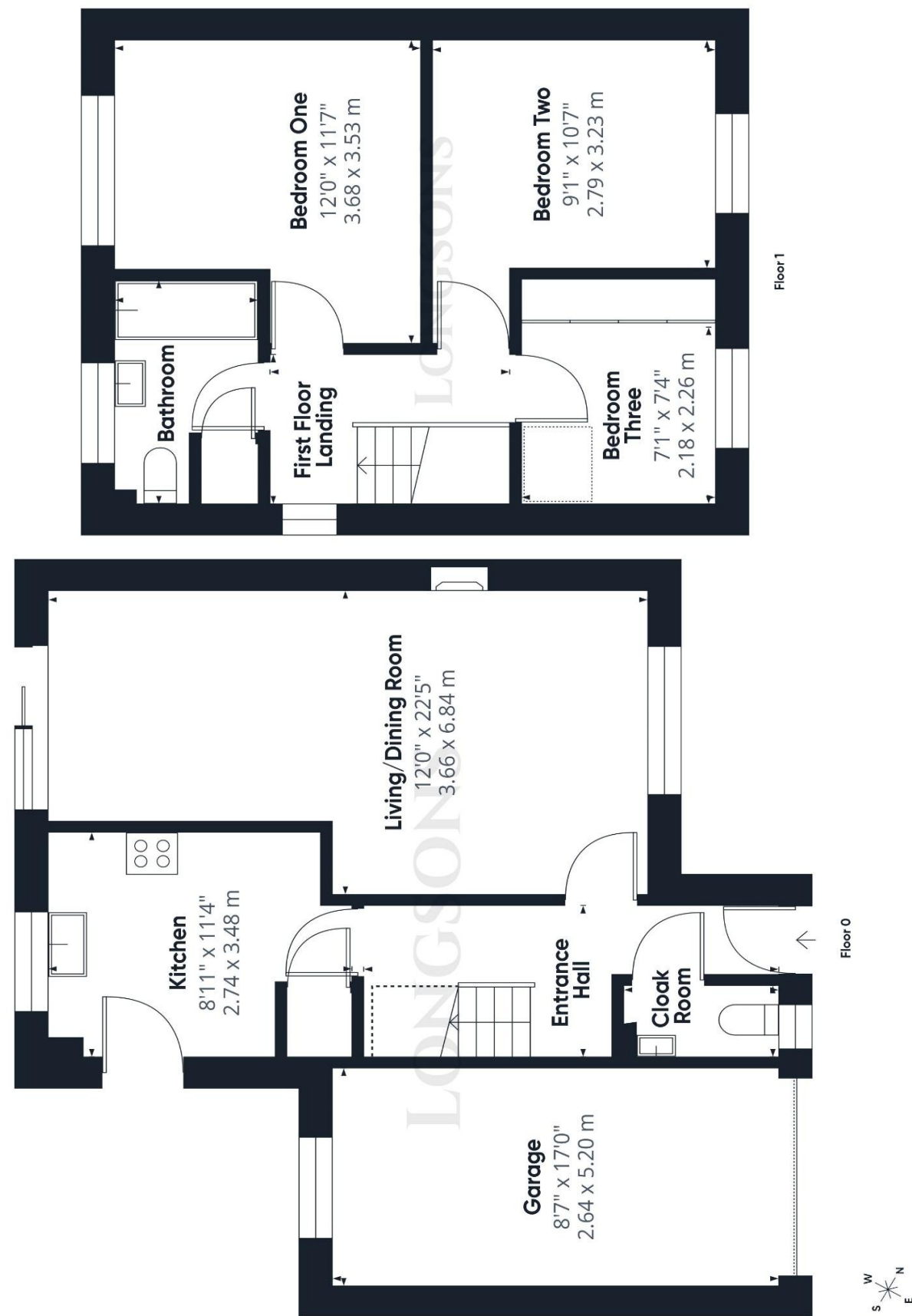




Heron Way, Necton, Swaffham, PE37 8NQ

Well presented three bedroom semi-detached house situated in the well serviced village of Necton. The property offers living/dining room, kitchen, bathroom, gardens to front and rear, off-road parking and gas central heating.

Price £260,000 Freehold



Situated in the popular, well serviced village of Necton, Longsons are delighted to bring to the market this well presented three bedroom semi-detached house. The property has lots to offer including living/dining room, kitchen, bathroom, garage, gardens to front and rear, off-road parking, gas central heating and double glazing throughout.

Briefly the property offers entrance, cloakroom, living/dining room, kitchen, bathroom, three bedrooms, gardens to front and rear, garage, off-road parking, gas central heating and double glazing.

NECTON
The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors' surgery, butchers, local pub, social club, excellent primary school and activity park for the children. The village is situated between Kings Lynn and Norwich, just off the A47 and a short

drive away from the historic markets town of Swaffham or Dereham.

Entrance Hall
Composite entrance door, radiator, cloakroom, stairs to first floor.

Living/Dining Room
22'5" (6.83m) x 12'0" (3.66m)
Two radiators, electric fire place, UPVC double glazed window to front and double glazed sliding door to rear garden.

Kitchen
11'4" (3.45m) x 8'11" (2.72m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, integrated dishwasher, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated fan oven with gas hob over and extractor hood, space for upright fridge/freezer, built-in storage cupboard, radiator, double

glazed window to rear, composite entrance door to rear garden.

Cloakroom
WC, hand washbasin with tiled splashback. radiator, obscure double glazed window to front,

First Floor Landing
Radiator, loft access, double glazed window to side.

Bedroom One
12'0" (3.66m) x 11'7" (3.53m)
Radiator, double glazed window to rear.

Bedroom Two
10'7" (3.23m) x 9'1" (2.77m)
Radiator, double glazed window to front,

Bedroom Three
7'4" (2.24m) x 7'1" (2.16m)
Fitted wardrobes, radiator, double glazed window to front,

Bathroom
Partially tiled walls, WC, hand washbasin, bath with mixer tap and shower over, extractor fan, chrome finish towel radiator, obscure double glazed window to rear, airing cupboard housing gas combination boiler.

Garage
17'0" (5.18m) x 8'7" (2.62m)
Up and over front door, double glazed window to rear, lighting and power.

Front of Property
Laid to lawn with concrete driveway and walkway, gated access to side of property leading to rear garden, outside lighting, composite entrance door, access to integral garage, small area laid to pebbles.

Rear Garden
Laid to lawn with fencing to perimeter, established trees and shrubs throughout, concrete paved patio area, side gated access to front property, outside tap, outside lighting.

Agent's Note
EPC rating TBC (Full copy available on request).
Council tax band TBC (Own enquiries should be made via Breckland District Council).

Under the terms of the Estate Agents Act 1979 we must inform you that the seller of this property is a family member of an employee of Longsons Ltd. If you have any concerns about this, please contact us.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Very well presented
- Three Bedrooms
- Popular, Sought After Village Location
- Energy Efficiency Rating TBC
- Garage and Off-road Parking
- Gardens to Front and Rear
- Gas Central Heating
- Double Glazing

