



Chantry Lane, Necton, Swaffham, PE37 8ET

welcome to

Chantry Lane, Necton, Swaffham

We are delighted to offer for sale this well-proportioned 2 double bedroom detached bungalow, situated in a sought-after position within this popular & well-served village. Further benefitting from a bathroom and shower room, enclosed rear garden, driveway & oil fired central heating!



Accommodation

Part glazed entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, storage cupboard, doors opening to the lounge and both bedrooms, a further door opening to:

Lounge

Wood burning stove, carpet flooring, radiator, television point, UPVC double glazed window to the front aspect.

Kitchen

A range of modern wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated eye-level electric oven and ceramic hob with concealed extractor, space for a free standing fridge/freezer, UPVC double glazed window to the rear aspect and open plan to:

Dining Room

Radiator, wood flooring, UPVC double glazed French doors opening to the garden.

Rear Lobby

Two storage cupboards, power sockets, UPVC part glazed entrance door to the side and an internal door opening to:

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, corner shower cubicle with wall mounted shower attachment, plumbing for a washing machine, radiator, UPVC double glazed window to the front aspect.

Bedroom 1

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

Bedroom 2

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

Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, wall mounted bathroom cabinet, panel bath with wall mounted shower over and glazed shower screen, tiled walls, radiator, UPVC double glazed window to the rear aspect.

Outside

The front of the property has a large gravelled driveway with well-stocked borders and a dwarf wall to the front boundary, a pathway leads to the the front entrance door.

The beautiful rear garden is well-stocked and mainly laid to lawn, a brickweave patio seating area and a timber built pergola provide an idea space for relaxing and enjoying this colourful garden, a greenhouse, timber built storage shed and scattering of trees complete the rear garden, which provides a good degree of privacy.

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, 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 B.

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

change.

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.



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welcome to

Chantry Lane, Necton, Swaffham

- Spacious 2 double bedroom detached bungalow
- Presented in excellent condition throughout
- Lounge with wood burning stove, modern open plan kitchen and dining room
- Family bathroom and a separate shower room
- Generous eye-catching front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109201 - 0006

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.



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