



Treasure Grove, Necton, Swaffham, PE37 8FN

welcome to

Treasure Grove, Necton, Swaffham

A beautifully presented 3 double bedroom detached family home, located within the well-serviced village of Necton. The property was built in just 2018, offering modern living with an open-plan lounge/dining room, fitted kitchen, en suite & separate bathroom, enclosed rear garden, garage & much more!



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Turned staircase rising to the first floor landing, radiator, LVT flooring, doors opening to the lounge/dining room, kitchen and a further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, radiator, LVT flooring, UPVC triple glazed window to the front entrance.

Lounge / Dining Room

Feature freestanding multi-fuel burner with slate hearth, three radiators, television point, LVT flooring, under stairs storage cupboard, dual aspect with UPVC triple glazed windows to the front and rear aspect, UPVC triple glazed French doors opening to the rear garden.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, built-in electric oven and hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, space and plumbing for a washing machine, fitted water softener, LVT flooring, UPVC triple glazed window to the front aspect.

First Floor Landing

Airing cupboard, radiator, carpet flooring, UPVC triple glazed window, doors opening to all bedrooms and the family bathroom.

Master Bedroom

Fitted wardrobes, radiator, carpet flooring, UPVC triple glazed window overlooking the front aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and walk in shower cubicle with thermostatic rainfall shower over, porcelain tiled walls and flooring, heated towel rail, UPVC triple glazed window overlooking the front aspect.

Bedroom 2

Radiator, wood effect flooring, television point, loft access, UPVC triple glazed window overlooking the rear aspect.

Bedroom 3

Radiator, carpet flooring, UPVC triple glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mains connected rainfall shower over, tiled walls, tiled flooring, UPVC triple glazed window overlooking the side aspect.

Outside

The property is approached via a shingle driveway, which provides off-road parking and access to the single garage, EV charging point. To the front of the property, a large paved pathway leads to the main entrance door. There is a lawned garden to the front boasting hedging to the side.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area and further paved pathway leading to the garage. A timber garden shed, external lighting, steps to a raised area and the purpose built outdoor cabin and a further gravelled seating area complete the garden.

Outside Cabin

The outside cabin is the perfect compliment to the living accommodation the home offers, comprising double-glazed windows and doors, electricity connected, broadband enabled and a free standing multi-fuel burning stove.

Garage

Up and over door to the front aspect, power sockets, lighting, part glazed personal door to the 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.

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.

Agents Note

William H Brown understands that there is a management company in place for the site, more details can be found from the sellers solicitor during the conveyance.

Agents Note

Please note that some of the photos have been digitally dressed



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welcome to

Treasure Grove, Necton, Swaffham

- Immaculate 3 bedroom detached house
- Dual aspect lounge / dining room with multi-fuel burner
- Contemporary kitchen with integrated appliances
- En suite shower room, family bathroom and ground floor cloakroom
- UPVC triple glazed windows and gas fired central heating

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

offers in excess of

£300,000



directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road, taking the first left hand turn onto St Andrews Lane and then take the immediate left hand turn onto Treasure Grove. The property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111164 - 0004

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.

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