



Brackenwoods, Necton, Swaffham, PE37 8EU

welcome to

Brackenwoods, Necton, Swaffham

>> NO ONWARD CHAIN! A well-proportioned 3 bedroom detached bungalow, located within an established and popular area of Necton. Offering the opportunity to update and modernise, boasting an enclosed rear garden with a good degree of privacy, driveway parking, garage and more..



Accommodation

External entrance door opening to:

Entrance Hall

Radiator, loft access, wood effect flooring, doors opening to the lounge, bathroom, separate w.c and all bedrooms.

Lounge

Radiator, wood effect flooring, TV point and telephone points, UPVC double glazed windows to the side and rear aspect, UPVC French doors opening to the garden.

Kitchen

A range of fitted wall and base kitchen units with work surfaces over, stainless steel sink and drainer with mixer tap, space for an cooker, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, UPVC double glazed window to the rear aspect and UPVC double glazed door opening to the rear garden.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Suite comprising pedestal hand wash basin, panelled bath, fully tiled walls, UPVC double glazed window to the side aspect.

Separate Cloakroom W.C

Suite comprising low level w.c, tiled walls, UPVC double glazed window to the side aspect.

Outside

The front of the property is mainly laid to lawn with a driveway to the side, leading to the front of the garage, a pathway leads to the front entrance door.

The rear garden is laid to lawn with a paved patio seating area and provides a good degree of privacy.

Garage

hinged timber doors opening to the driveway

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 (currently temporarily closed), convenience store/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

Brackenwoods, Necton Swaffham

- NO ONWARD CHAIN
- 3 bedroom detached bungalow
- Potential to update and modernise throughout
- 15' rear facing lounge/dining room
- Fitted kitchen and bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and take the left hand turn onto School Road. Continue for a short distance, taking the right hand turn onto Chantry Lane and proceed along. Take the left hand turn onto Brackenwoods and follow the road round to the right. Take the first left hand turn, where the property will be found on the right hand side, identified by our William H Brown "For Sale" board.

Awaiting Photograph

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110804 - 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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