



Ketts Hill, Necton, Swaffham, PE37 8HX

welcome to

Ketts Hill, Necton, Swaffham

>>NO ONWARD CHAIN! An extremely well-proportioned bungalow, which occupies a delightful non-estate village position. This stunning home boasts an impressive lounge with wood burning stove, large kitchen/dining room, master bedroom with walk-in wardrobe and en suite, stunning gardens and much more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Of Brick built construction with UPVC double glazed windows over, power sockets and part glazed entrance door opening to:

Entrance Hall

Radiator, tiled flooring, loft access, doors opening to all rooms

Lounge

Feature fireplace with inset wood burning stove and tiled hearth, radiator, wood effect flooring, television and telephone points, UPVC double glazed French doors opening to the garden with fixed side panels and UPVC double glazed window to the rear aspect.

Kitchen / Breakfast Room

A comprehensive range of contemporary Shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, two built-in eye-level electric ovens and ceramic hob with concealed cooker hood over, space for an American style fridge freezer, integrated dishwasher, radiator, tiled flooring, pantry storage cupboard, space for a dining table, inset ceiling spotlights, dual aspect UPVC double glazed windows to the side and rear aspect.

Utility Room

Wooden work surface, space and plumbing for a washing machine, shelving, wall mounted gas fired central heating boiler, UPVC double glazed window to the side aspect and a part glazed external entrance door opening to the garden,

Master Bedroom

Walk-in wardrobe, radiator, wood effect flooring, UPVC double glazed window to the front aspect, door opening to:

En Suite Shower Room

Suite comprising back to wall w.c, inset pedestal hand wash basin, double shower cubicle with mains connected shower and glazed shower screen, fully tiled walls and flooring, radiator, UPVC double glazed obscure glass window to the front aspect.

Walk-In Wardrobe

wood effect flooring, shelving and hanging rails

Bedroom 2

Radiator, carpet flooring, UPVC double glazed windows to the rear aspect

Bedroom 3

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

Family Bathroom

Suite comprising vanity unit with hand wash basin and storage under, low level w.c, walk-in shower cubicle with wall mounted electric shower and glazed shower screen, fitted bathroom cabinet, fully tiled walls and flooring, radiator, UPVC double glazed obscure glass window to the rear aspect.

Outside

This beautiful property is hidden away from the road approached via a private driveway providing ample off-road parking, a pathway leads to the front entrance door. The front garden is mainly laid to lawn with a selection of plants and flowers, along with small junior trees

The spacious rear garden, which is a particular feature of this bungalow, is perfect for an keen gardener, with a fine selection of plants and flowers interspersed with planters and shrub beds throughout, a generous greenhouse and brick outbuilding are housed within the garden, which offers a good degree of privacy, a paved patio seating area along with a further decked seating area are ideal for entertaining guests.

The side of the garden connects with a plot of land that will be retained by the seller, boundary lines are clearly visible for viewers

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 D.

Please note that once a sale takes place, the Council Tax band 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

Ketts Hill, Necton Swaffham

- NO ONWARD CHAIN - MOVE STRAIGHT IN!
- Spacious 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Large living accommodation including kitchen/dining room and lounge
- Master bedroom with en suite shower room and walk-in wardrobe

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111262 - 0004

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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 along this road, which then becomes Ketts Hill proceed along Ketts Hill and the property can be found on the left hand side hidden behind number 5 Ketts Hill and identified by our William H Brown For Sale board.



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