



Croft Meadow, Necton, Swaffham, PE37 8FQ

welcome to

Croft Meadow, Necton, Swaffham

>>MUST BE VIEWED!! Occupying an enviable, village position and benefitting from open countryside views to the rear, this 4 double bedroom detached family home must be viewed to fully appreciate the size, gardens, recent improvements, accommodation and location on offer!



The Accommodation

Composite entrance door opening to:

Entrance Hall

The impressive entrance hallway features a glass panel staircase rising to the first floor landing, under floor heating, UPVC double glazed windows to the front aspect, doors opening to the kitchen/dining room and study, a further door opening to:

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with storage under, half height tiling to all walls, under floor heating, wood effect flooring and a heated towel rail.

Lounge / Kitchen / Dining Room

'L' Shaped open plan to living room area with under floor heating, television point, wood effect flooring, UPVC double glazed windows to the front aspect and double glazed internal doors opening to garden room

Kitchen Area

Open plan from the dining area, this beautiful kitchen comprises of a range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and upstands, built-in eye-level double oven and induction hob with concealed cooker hood over, integrated dishwasher, integrated fridge-freezer, under floor heating, breakfast bar, two UPVC double glazed windows to the rear aspect.

Utility Room

A matching range of floor mounted fitted kitchen units with work surfaces over, space and plumbing for a washing machine, under floor heating, UPVC double glazed window to the side aspect and external entrance door opening to the garden.

Garden Room

Added recently this wonderful room over looks and has access to the landscaped rear gardens and surrounding countryside

Study / Home Office

Carpet flooring, under floor heating, UPVC double

glazed window to the front aspect.

First Floor Landing

A grand hall landing with carpet flooring, glass banister, radiator, storage cupboard, loft access, UPVC double glazed window to the front aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Radiator, carpet flooring, television point, UPVC double glazed window overlooking the rear aspect offering far reaching field views, door opening to:

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with chrome taps and storage under, shower cubicle with full height tiling and mains connected shower, heated towel rail, tiled flooring.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect and offering far reaching field views.

Bedroom 3

Built-in triple wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 4

Built-in triple wardrobes with sliding doors, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, free standing style bath with central mixer tap, corner shower cubicle with mains connected shower, part tiled walls and tiled flooring, heated towel rail, UPVC double glazed window overlooking the rear aspect.

Outside

This property is approached via a gravelled driveway leading to the detached double garage, a gravelled pathway leads to the front entrance door. The attractive front garden is laid to lawn with a selection of potted plants and flowers.

The stunning rear garden, which is a particular feature of this this home, is mainly laid to lawn with an array of beautiful flowers, plants and shrubs, a feature pond is located to the bottom of the garden and a covered patio seating area is just outside the garden room. The well-manicured garden has a lowered picket fence to the side and rear to allow the occupants to enjoy the far reaching field views.

Double Garage

Double hinged front doors, power sockets and lighting, along with roof storage.

Location

Necton is a sought-after and well-serviced village, situated off the A47 main road between Swaffham and Dereham in the Breckland district of mid-Norfolk. This active village boasts a wealth of amenities including a Ofsted rated good primary school, doctors surgeries, playing field, social club, public house, Post Office and a number of shops, including an Asda Express and Costa. Necton is also on a fantastic bus route, offering regular routes to Norwich, King's Lynn and more. 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.

Agents Note

There is a small annual service charge for the upkeep of the communal areas in this small development. Further details can be obtained from the sellers solicitor at the time of purchase

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

Croft Meadow, Necton, Swaffham

- Executive style 4 double bedroom detached home
- Presented in immaculate order throughout with many recent improvements
- Light and airy open plan living area with garden room over looking landscaped gardens
- Well appointed kitchen/diner and utility rooms
- En suite shower room, ground floor w.c and family bathroom

Tenure: Freehold EPC Rating: A

Council Tax Band: E

£575,000



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 and turn right onto Chantry Lane and follow the road all the way down to the end, the private Croft Meadow development is found on the left hand side and this home is located at the end of the small select development.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111378 - 0003

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