



**Elizabeth Drive, Necton, Swaffham, PE37 8NB**

**welcome to**

**Elizabeth Drive, Necton, Swaffham**

A well presented detached bungalow, located within this quiet, established area of Necton. Offering 3 great sized bedrooms, large dual aspect lounge/dining room, conservatory, modern fitted kitchen and wet room, separate w.c, solar panels, front & rear gardens, driveway parking and a garage!



### **Accommodation**

UPVC part double glazed external entrance door opening to:

### **Entrance Hall**

Built-in storage cupboard, radiator, wood effect flooring, loft access, doors opening to all bedrooms, the wet room, separate w.c and kitchen, further door opening to:

### **Lounge / Dining Room**

Electric fireplace with decorative surround and hearth, two radiators, television and telephone points, carpet flooring, dual aspect UPVC double glazed windows to the front and rear.

### **Kitchen**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, built-in electric oven and hob with extractor hood over, integrated fridge-freezer, built-in cupboard, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part double glazed door opening to:

### **Conservatory**

Of brick built construction with UPVC double glazed windows and bespoke blinds, power sockets, plumbing for a washing machine, UPVC double glazed door opening to the garden.

### **Bedroom 1**

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

### **Bedroom 2**

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

### **Bedroom 3**

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### **Wet Room**

Suite comprising low level w.c, hand wash basin,

glazed shower screen with mains connected shower, part tiled walls, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

### **Separate Cloakroom W.C**

Suite comprising back to wall w.c and hand wash basin, radiator, UPVC double glazed obscure glass window to the side aspect.

### **Outside**

The property is approached via a driveway, which provides off-road parking and access to the garage. The front garden is laid mainly to lawn with a variety of flowers and shrubs borders, raised beds and a pathway leads to the main entrance door.

A side gate and pathway provides access into the enclosed rear garden, which is laid mainly to lawn with raised flower beds and raised borders, a patio seating area allow the occupants to enjoy the evening sun.

### **Garage**

Up and over door, power sockets and lighting, personal door opening to the garden along with a UPVC double glazed window

### **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 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.



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**welcome to**

## **Elizabeth Drive, Necton, Swaffham**

- Spacious 3 bedroom detached bungalow
- 24' dual aspect lounge/dining room
- Modern fitted kitchen & wet room
- Front & rear gardens, driveway parking & garage
- UPVC double glazed windows

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

offers over

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SFM111084 - 0007

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