



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

**welcome to**

**Elizabeth Drive, Necton, Swaffham**

>> NO ONWARD CHAIN! A spacious and well presented 2 double bedroom detached bungalow, located within the ever-popular village of Necton. Boasting a modern fitted kitchen, lounge with wood burning stove, together with an enclosed, private, rear garden, driveway parking and a garage!



### **Accommodation**

Part glazed external entrance door opening to:

#### **Entrance Hall**

Radiator, wood effect flooring, loft access, doors opening to both bedrooms, the bathroom and kitchen, further door opening to:

#### **Lounge / Dining Room**

Modern free standing wood burning stove with slate hearth, radiator, television and telephone points, wood effect flooring, UPVC double glazed windows to the front aspect.

#### **Kitchen**

A range of wall and floor mounted shaker style fitted kitchen units with work surfaces over, inset sink with mixer tap, built-in eye-level electric double oven and ceramic hob with extractor hood over, integrated fridge-freezer, inset ceiling spotlights, wood effect flooring, breakfast bar, UPVC double glazed window to the rear aspect and UPVC part double glazed entrance door opening to:

#### **Bedroom 1**

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

#### **Bedroom 2**

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

### **Family Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap, mains connected shower and glazed shower screen, part tiled walls, UPVC double glazed obscure glass window to the rear aspect.

#### **Outside**

The property is approached via a long driveway, which provides off-road parking and access to the garage, a paved pathway leads to the front entrance door. The front garden is mainly laid to lawn with a further gravelled area.

The rear garden offers a degree of privacy to the occupants and is once again laid mainly to lawn with a patio seat area and a further shingled seating area to the side. The garden houses a timber garden shed and benefits from external lighting, retained fencing and gated access to the side.

#### **Garage**

Up & over front door, power sockets and lighting, personnel door opening to the garden,

### **Location**

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has 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. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

### **Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

### **Agent 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**

- 2 double bedroom detached bungalow
- Presented in excellent condition throughout
- Front facing lounge with wood burning stove
- Modern fitted kitchen with breakfast bar
- Electric radiator heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM111302 - 0002

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