



3 Heron Way, Necton, Swaffham, PE37 8NQ

Very well presented, semi detached three bedroom house situated in the sought after well serviced village of Necton. This superb modern property boasts garage, conservatory, gardens, gas central heating and UPVC double glazing. Viewing highly recommended.

Guide Price £230,000 - £240,000 Freehold

EER C (70/88) EIR D (68/87)





Bedroom Three
9'2" (2.79m) x 7'6" (2.29m)
UPVC double glazed window to front, radiator.

Bathroom
White bathroom suite comprising bath with mixer shower over, wash basin, WC, built in storage cupboard/airing cupboard with radiator, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

Garage
17'0" (5.18m) x 8'6" (2.59m)
Up and over main door to front, UPVC double glazed door to rear, UPVC double glazed window to rear, electric power and lights.

Outside Front
Front garden laid to lawn, driveway to garage door with parking for two to three vehicles, gated access to rear garden.

Rear Garden
Low maintenance enclosed rear garden laid to decorative pebbles, shrubs to flower bed, wooden fence to perimeter, gated access to front.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Very Well Presented
- Three Bedrooms
- Semi-detached
- Conservatory
- Garage
- Gardens
- Guide Price £230,000 - £240,000

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Situated within the sought after well serviced village of Necton, Longsons are delighted to bring to the market this very well presented modern three bedroom semi detached house. This superb property boasts garage, conservatory, gardens, UPVC double glazing and gas central heating.

Viewing highly recommended.

Briefly the property offers entrance hall, lounge/dining room, conservatory, kitchen, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

NECTON
Swaffham approx 5 miles, Dereham approx 8.2 miles, Kings Lynn approx 20 miles, Norwich approx 25 miles.
Necton is a popular well serviced Norfolk village with a good selection of amenities, including - village shop, post office, butchers, local pub, doctors surgery, hairdressers, social club, excellent primary school, church and activity park for the children.

The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham.

Entrance Hall
UPVC double glazed entrance door to front, stairs to first floor, radiator.

Lounge/Dining Room
22'6" (6.86m) Max x 12'0" (3.66m) Max
UPVC double glazed French doors opening to conservatory, UPVC double glazed window to front, radiator.

Conservatory
12'1" (3.68m) x 8'8" (2.64m)
UPVC double glazed conservatory, French doors opening to rear garden.

Kitchen
9'0" (2.74m) x 8'5" (2.57m)
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with drainer, integral electric oven with ceramic hob and extractor hood over, space and plumbing for washing

machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, built in cupboard housing hot water cylinder, tiled splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window looking out to rear garden, wall mounted gas central heating boiler, radiator.

Cloakroom
Wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

Stairs and Landing
UPVC double glazed window to side, loft access, radiator.

Bedroom One
11'8" (3.56m) x 9'3" (2.82m)
UPVC double glazed window to rear, radiator.

Bedroom Two
10'8" (3.25m) x 9'2" (2.79m)
UPVC double glazed window to front, radiator.

