

Ground Floor



First Floor



**Ketts Hill, Necton, Swaffham,  
PE37 8HX**

**CHAIN FREE!**

Detached character cottage situated in the well serviced, popular village of Necton. This superb property oozes character, with en-suite, utility room, ground floor shower room, luxury bathroom, large double garage, gardens with covered seating area, parking for several vehicles!

**Price £525,000 Freehold**





LONGSONS

Situated in the popular, well serviced village of Necton, Longsons are delighted to bring to the market this superb, extremely well presented detached four bedroom character house. This charming property was built circa 1850 and simply oozes character throughout. The property boasts two reception rooms, a large double garage, parking for several vehicles, solid oak interior doors, kitchen/breakfast room, utility room, en-suite shower room, ground floor shower room, luxury bathroom suite, two log burning stoves, delightful south facing rear garden, covered outside seating area, original village well to front garden, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Viewing highly recommended to fully appreciate!

Briefly, the property offers entrance porch, kitchen/breakfast room, lounge, dining room, utility room, ground floor shower room, four bedrooms, en-suite shower room to bedroom one, luxury bathroom, large double garage, gardens, parking for several vehicles, 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 very popular well-served Norfolk village with a good selection of amenities, including - village shop, post office, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school and activity park for the children.

#### Entrance Porch

Composite entrance door to front, UPVC double glazed windows to either side, tiles to floor

#### Kitchen/Breakfast Room

16'8" (5.08m) x 14'0" (4.27m)  
Fitted kitchen units to wall and floor, work surface over, ceramic one and a half bowl sink unit with mixer tap and drainer, AGA oven and hob, integral dishwasher, integral fridge, island unit, tiles to floor, tiled splashback, UPVC double glazed windows to front and side, two radiators, stairs to first floor.

#### Lounge

18'1" (5.51m) x 13'3" (4.04m)  
Feature fireplace with inset log burning stove and mantle over, UPVC double glazed French doors opening to rear garden, UPVC double glazed entrance door to rear garden, UPVC double glazed

windows to rear, 2 double glazed bulls eye windows to side.

#### Dining Room

14'2" (4.32m) x 14'0" (4.27m)  
Feature fireplace with inset log burning stove, tiled hearth and wooden mantle over, wooden boards to floor, built in storage cupboard, UPVC double glazed window to front, radiator.

#### Utility Room

8'11" (2.72m) x 7'11" (2.41m)  
Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, tiles to floor, space and plumbing for washing machine, pamment tiles to floor and window sill, UPVC double glazed window to rear, radiator, solid oak doors with latches.

#### Ground Floor Shower Room

Fully tiled shower cubicle, wash basin, WC, heated towel radiator, obscure glass UPVC double glazed window to side, pamment tiles to floor.

#### Stairs & Landing

Built in storage cupboard, UPVC double glazed window to front, exposed wooden ceiling beams.

#### Bedroom One

12'6" (3.81m) Max x 10'10" (3.3m)  
Built in wardrobes, UPVC double glazed window to rear, radiator, door to en-suite shower room, exposed ceiling beams.

#### En-Suite Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side, exposed ceiling beam.

#### Bedroom Two

14'0" (4.27m) x 9'10" (3m)  
UPVC double glazed windows to front and rear, exposed ceiling beams, 2 radiators.

#### Bedroom Three

10'2" (3.1m) x 8'0" (2.44m)  
UPVC double glazed window to rear, exposed wooden beams to ceiling, loft access, radiator.

#### Bedroom Four

8'9" (2.67m) x 7'7" (2.31m)  
Built in storage cupboard, UPVC double glazed window to front, exposed wooden beam to ceiling, radiator.

#### Bathroom

Modern bathroom suite comprising bath with mixer shower over and shower screen, wash basin, WC, fully tiled walls, heated towel radiator.

#### Double Garage

24'7" (7.49m) x 19'10" (6.05m)  
Large double garage fitted with range of storage cupboards two sets of double doors to front (currently not in use) UPVC double glazed window to side, electric power and lights.

#### Front Garden

Front garden laid to lawn, shrubs, plants and ornamental tree to beds and borders,

driveway to garage doors laid to shingle providing off road parking for several vehicles, original village well, wooden fence and laurel hedge to perimeter, gated access to rear garden.

#### Rear Garden

South facing rear garden laid to lawn, covered seating area, paved patio seating area, good sized wooden garden shed, vegetable growing area, shrubs, plants, fruit trees including plum, pear and apple to beds and borders, wooden fence to perimeter, gated access to front.

#### Agent's Notes

EPC rating D56 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

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.

- Extremely Well Presented Detached House
- Oozing Character
- Four Bedrooms
- Energy Efficiency Rating D56
- Two Reception Rooms
- En-suite Shower Room
- Large Double Garage
- Parking for Several Vehicles
- South Facing Rear Garden
- Two Log Burning Stoves



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