



Floor 0 Building 1



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Chapel Road, Necton, Swaffham, PE37 8JA

CHAIN FREE! Detached character cottage situated in a rural location on the outskirts of the popular well serviced village of Necton, enjoying open countryside views to the front. The property offers good size gardens, two bathrooms, kitchen/ breakfast room and double glazing.

Price £325,000 Freehold





Sloping ceiling with restricted head height, electric storage heater, obscure glass window to rear aspect.

Bedroom One
15'2" (4.62m) x 10'1" (3.07m)

Double glazed windows to front and side aspects with open countryside views to the front, radiator.

Bedroom Two
15'1" (4.6m) x 14'7" (4.45m)

Exposed brickwork to large chimney breast, double glazed window to front aspect enjoying open countryside views, storage heater and radiator.

First Floor Bathroom

Sloping ceiling with restricted head height, bath, wash basin, WC, built in cupboard housing hot water cylinder, radiator, double glazed window to side aspect.

The property is located with garden to the front, side and rear and is accessed via double wooded gates, the gardens are laid to lawn front and side, driveway providing off road parking laid to shingle, a selection of shrubs, plants and established trees to beds and borders, outside light, outside tap, paved patio seating area, wooden garden shed, wooden fence and hedge to perimeter.

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.

- Detached Character Cottage
- Three Bedrooms
- CHAIN FREE
- Countryside Views
- Enviale Rural Location
- Edge Of Popular Village
- Kitchen/ Breakfast + Lounge/ Dining Room
- Two Bathrooms
- Good Size Garden
- Double Glazing

Outside

Situated in an enviable rural location on the outskirts of the popular serviced village of Necton enjoying countryside views to the front, Longsons are delighted to bring to the market this detached character cottage. This period property offers good size gardens, parking, kitchen/ breakfast room, two bathrooms, and double glazing.

Offered for sale chain free.

Viewing is highly recommended.

Briefly, the property offers entrance porch, lounge/dining room, kitchen/breakfast room, inner hall, ground floor bathroom, ground floor bedroom, first floor bathroom, two further first floor bedrooms, gardens, parking, double glazing and electric storage heaters.

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, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school 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

Stable style door opening to side aspect, stairs to first floor, double glazed window to side aspect, electric storage heater.

Lounge/ Dining Room
14'7" (4.45m) x 20'8" (6.3m)

Entrance door to front opening to entrance porch, solid fuel burning stove with back boiler, double glazed windows to front and side aspects, shelving and storage cupboards to alcoves, electric storage heater.

Kitchen/ Breakfast Room

14'10" (4.52m) Max x 14'0" (4.27m) Max

Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integral electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, tiled splashback, electric storage heater, double glazed windows to side aspect.

Inner Hall

Storage heater, loft access.

Ground Floor Bedroom Three
10'8" (3.25m) Max x 13'11" (4.24m) Max

Double glazed window to side aspect, storage heater.

Ground Floor Bathroom

Bath, wash basin, WC, fully tiled walls, extractor fan, wall mounted electric fan heater.

Stairs and Landing

