



Chantry Lane, Necton, Swaffham, PE37 8ES

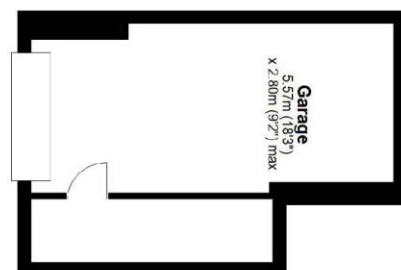
An extremely well presented individual spacious detached four bedroom house with an open outlook to the rear situated in the popular well serviced village of Necton. The property has much to offer and included en-suite bathroom, garden room and 2 reception rooms.

Guide Price £500,000 - £525,000 Freehold

Ground Floor
Approx. 136.2 sq. metres (1465.3 sq. feet)



Basement
Approx. 19.9 sq. metres (213.8 sq. feet)



First Floor
Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 221.7 sq. metres (2386.9 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.





Situated in the popular well serviced village of Necton Longsons are delighted to bring to the market this extremely well presented individual, spacious four bedroom detached house. This superb property backs onto open countryside has much to offer including garden room, two reception rooms, kitchen/dining room, en-suite bathroom, utility room, garage, parking, gardens, outside insulated garden room/office/studio, gas central heating, and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, inner hall, lounge, kitchen/dining room, utility, cloakroom, garden room, four bedrooms, en-suite, bathroom, garage, parking, gardens, outside garden room/office/studio, gas central heating, and UPVC double glazing.

NECTON

The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors surgery, butchers, 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

UPVC double glazed entrance door to front aspect, built in storage cupboard, tiles to floor, radiator.

Inner Hall

Stairs to first floor, two built in cupboards, one housing hot water cylinder, radiator.

Lounge

13'2" (4.01m) x 20'10" (6.35m)

Two UPVC double glazed window to rear aspect, two radiators.

Kitchen/Dining Room

20'6" (6.25m) x 15'8" (4.78m) Max

Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, island unit with built in fridge and breakfast bar, built in integrated Neff double electric oven, integrated Smeg ceramic hob with Smeg extractor hood over, integrated dishwasher, space for large American

style fridge/freezer, tiles to floor, tiled splashback, two radiators, UPVC double glazed window to front aspect, opening to snug.

Snug

13'2" (4.01m) Max x 15'8" (4.78m)

UPVC double glazed French doors opening to rear garden, roof lantern, radiator, sliding glazed doors to kitchen/dining room.

Utility Room

6'5" (1.96m) x 6'3" (1.91m)

Fitted kitchen units to wall and floor, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, tiled splashback, tiled floor, UPVC double glazed window to side aspect, UPVC double glazed entrance door opening to rear garden, extractor fan, radiator.

Cloakroom

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

Stairs to Half Landing

Bedroom Three

11'3" (3.43m) Max x 12'7" (3.84m)

Built in wardrobe, UPVC double glazed dormer window to front aspect, radiator.

Bathroom

Split level bathroom with four piece suite comprising shower cubicle, bath, wash basin set within fitted cabinet, concealed cistern WC, towel radiator, obscure glass UPVC double glazed windows to front aspect, tiled aspect, extractor fan.

Stairs to First Floor

Two Velux windows, radiator.





Bedroom One
19'3" (5.87m) x 14'11" (4.55m)
(Sloping ceiling) UPVC double glazed window to rear aspect enjoying open outlook, built in wardrobe, radiator, door to en-suite bathroom.

En-suite Bathroom
Recently installed suite comprising shower cubicle with rainfall shower head and separate hand shower attachment, bath, wash basin and WC set within fitted cabinet, further fitted cabinet, obscure glass double glazed roof window, towel radiator, tiled splashback, tiled floor, extractor fan.

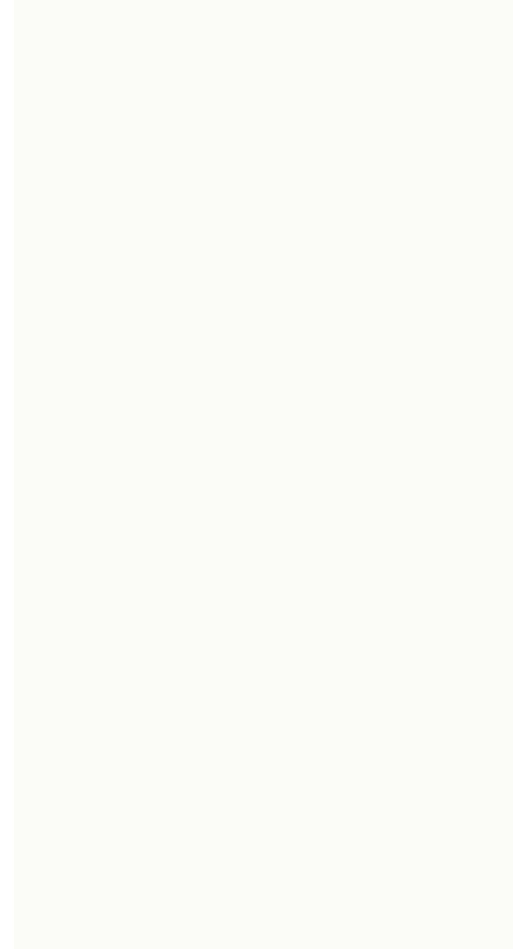
Bedroom Two
16'9" (5.11m) Max x 9'9" (2.97m)
UPVC double glazed dormer window to rear aspect, built in wardrobe, radiator.

Bedroom Four
11'9" (3.58m) x 9'10" (3m)
Built in wardrobe, UPVC double glazed dormer window to rear aspect, radiator.

Outside Front
The front garden is access via wooden double gates, the driveway is laid to tarmac providing off road parking for numerous vehicles, areas laid to lawn, outside light, wooden fence to perimeter, gated access either side to rear garden.

Integral Garage
18'3" (5.56m) x 9'2" (2.79m) Max
Main up and over door to front aspect, electric light and power, gas central heating boiler.

Rear Garden
Well presented enclosed rear garden backing onto open farmland to the rear, laid to lawn, wooden decked seating area to the side, raised beds currently used for growing fruit and vegetables, wooden summer house with electric light and power (vendor advised has been insulated providing potential use for garden office/studio etc), log play house also with electric light and power, child friendly surface, covered storage area to side, outside lighting, outside tap, wooden fencing to perimeter, gated access either side 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.

- Spacious, Detached House
- Four Bedrooms
- Open Outlook to Rear
- Two Reception Rooms
- Insulated Garden Room/Office/Studio
- En-suite Bathroom to Master Bedroom
- Gas Central Heating
- Parking, Gardens, Garage

