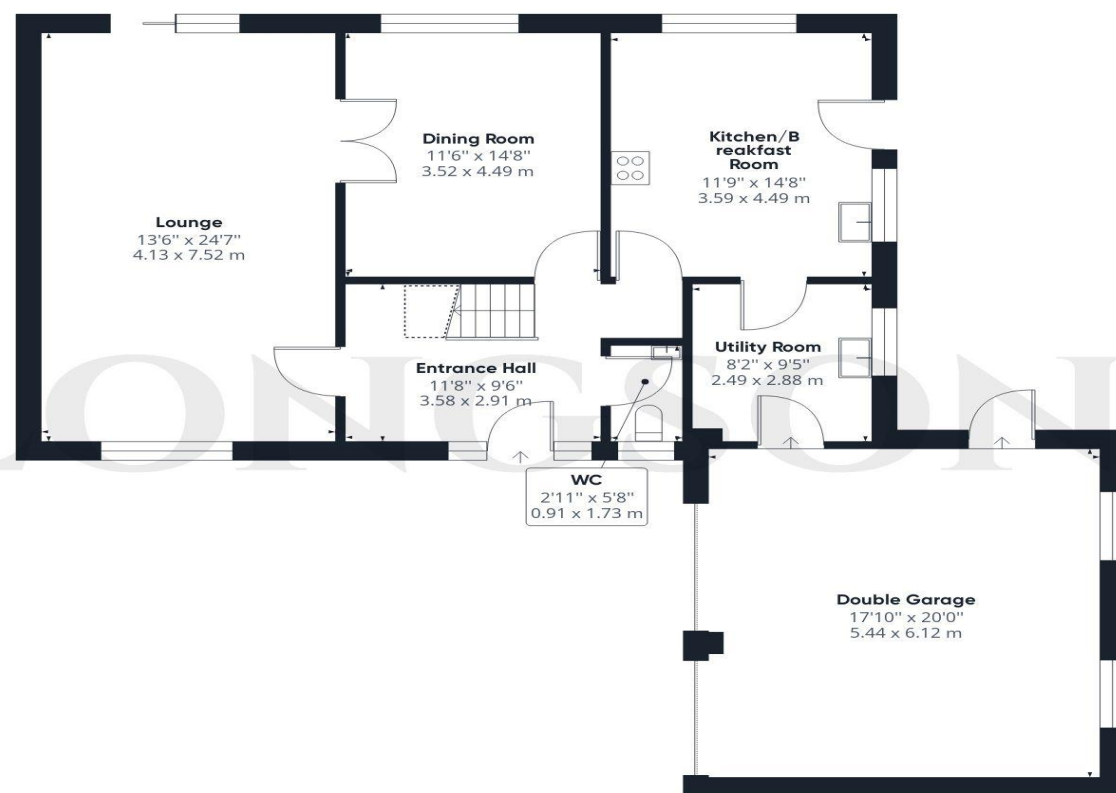
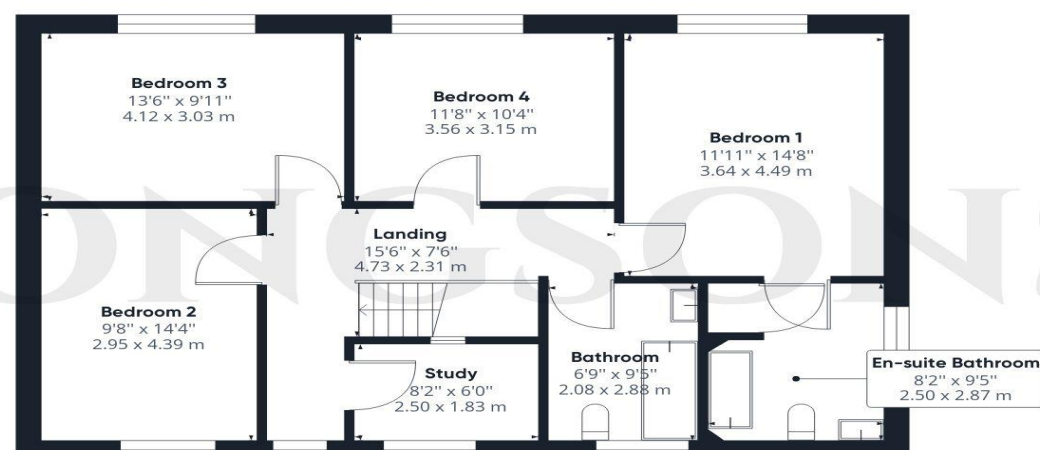




Floor 0



Floor 1



Roquefort, The Grove, Necton, Swaffham, PE37 8HT

Substantial, spacious detached four bedroom house, situated on an exclusive development in the well serviced village of Necton. The property offers three reception rooms, en-suite bathroom, utility room, kitchen/breakfast room, double integral garage and good size gardens.

Price £1,625 pcm To Let





Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the rental market this substantial, spacious, four bedroom detached house. The property offers three reception rooms, utility room, en-suite bathroom, kitchen/breakfast room, double integral garage, parking and good size gardens.

Available from early September.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom, four bedrooms, en-suite bathroom, family bathroom, study/office, double integral garage, parking, gardens, oil fired central heating and UPVC double glazed windows.

NECTON

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

Entrance door with double glazed side panels to front aspect, stairs to first floor, radiator.

Lounge

Feature fireplace (not in use), patio doors opening to rear garden, UPVC double glazed window to front aspect, two radiators.

Dining Room

Double doors opening through to lounge, UPVC double glazed window to rear aspect, radiator.

Kitchen/ Breakfast Room

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit, breakfast bar, integrated electric oven with ceramic hob and extractor hood over, stable door opening to side, UPVC double glazed windows to rear and side aspects, radiator.

Utility Room

Fitted kitchen units to floor, sink unit, space and plumbing for washing machine and dishwasher, space for tumble dryer, UPVC double glazed window to side aspect, entrance door opening to integral double garage, radiator.

Cloakroom

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

Stairs and Landing

UPVC double glazed window to front aspect, radiator.

Bedroom One

UPVC double glazed window to rear aspect, radiator, door to en-suite bathroom.

En-suite Bathroom

Bathroom suite comprising bath with electric shower over and shower screen, wash basin, WC, built in cupboard housing hot water cylinder,

obscure glass UPVC double glazed window to side aspect, radiator.

Bedroom Two

UPVC double glazed window to front aspect, radiator.

Bedroom Three

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

UPVC double glazed window to rear aspect, radiator.

Study/ Office

UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising 'P' shaped bath, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to front aspect, radiator.

Double Integral Garage

Two main up and over doors to front aspect, entrance door opening to rear

garden, door into utility room, two UPVC double glazed windows to rear aspect, electric light, power and boiler.

Outside Front

The front garden gives a lawned area either side of the drive and the driveway provides ample off road parking providing access to double garage, established shrubs and plants to beds and borders, outside light, gated access to rear garden.

Rear Garden

Good size rear garden laid to lawn, paved patio seating area, outside light, shrubs and plants to beds and borders, fenced perimeter, gated access to front.

Agents Note

EPC rating D59 (Full copy available on request). Council tax band F (Own enquiries should be made via Breckland District Council).

Full fibre to property (FTTP)

- Substantial Detached House
- Available To Rent From Early Septmeber
- Four Bedrooms
- Three Reception Rooms
- En-suite Bathroom, Family Bathroom + WC
- Kitchen/Breakfast Room
- Double Integral Garage
- Good Size Gardens
- Oil Central Heating
- UPVC Double Glazed Windows

