

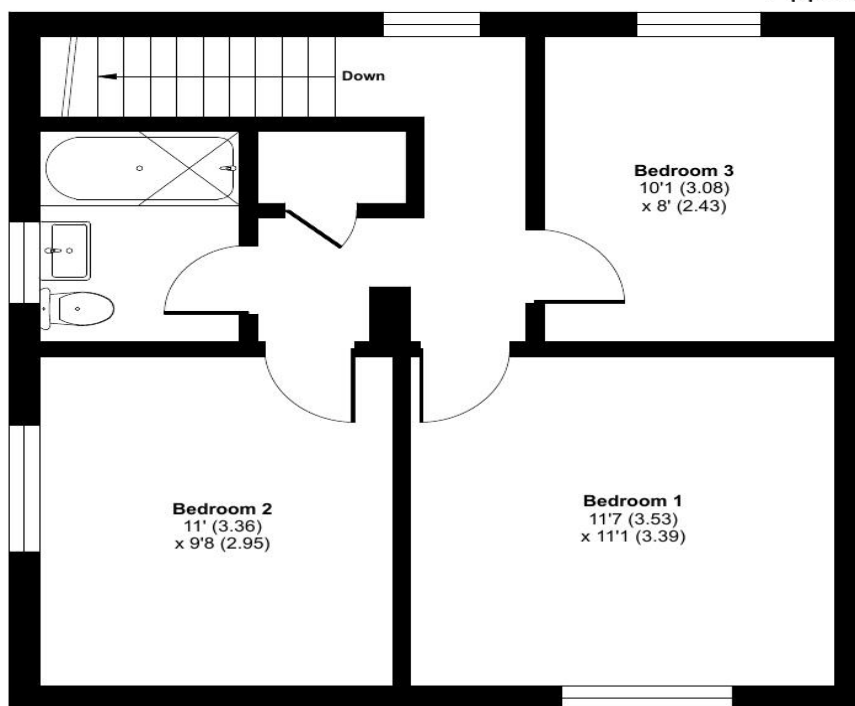
Elizabeth Drive, Necton, Swaffham, PE37

Approximate Area = 981 sq ft / 91.1 sq m

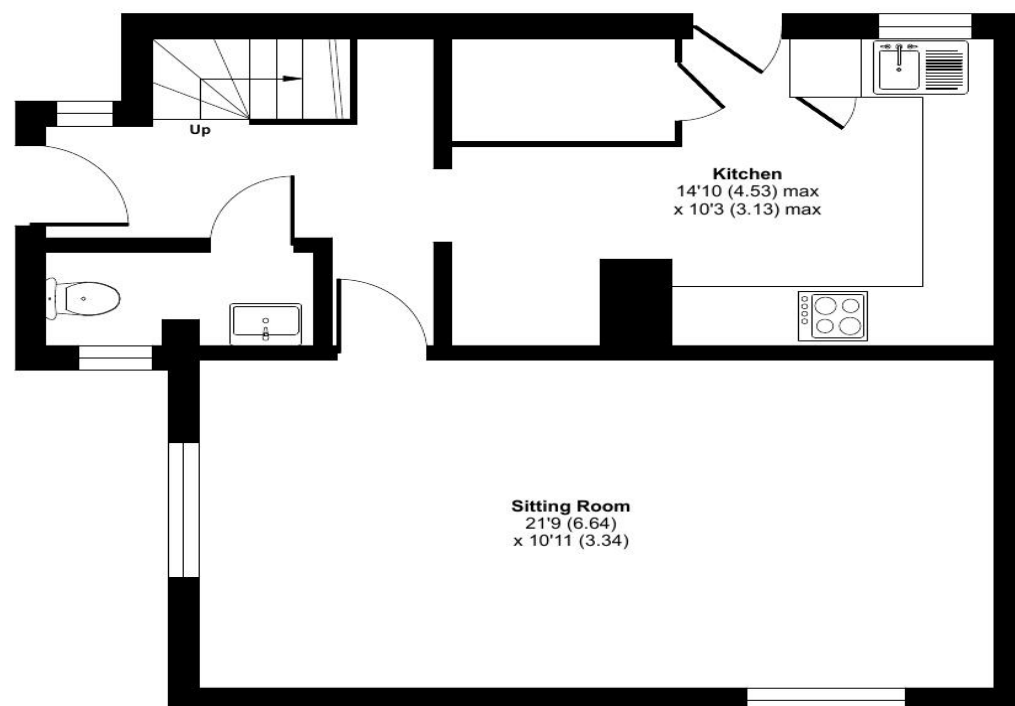
Garage = 148 sq ft / 13.7 sq m

Total = 1129 sq ft / 104.8 sq m

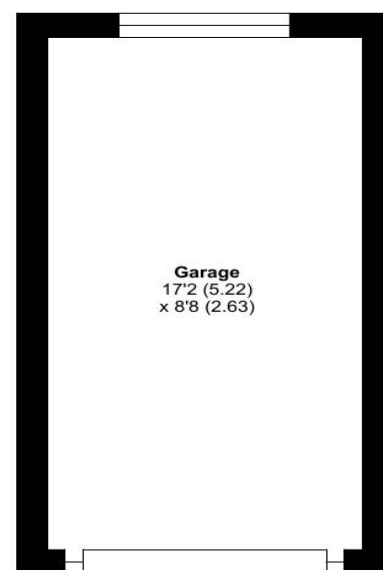
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1318055



Elizabeth Drive, Necton, Swaffham, PE37 8ND

Recently updated throughout and very well presented, modern detached three bedroom house. This fantastic property has been fully modernised by the current owners with new kitchen, bathroom, flooring and much more. The property also offers garage, parking, gardens, GCH and UPVC double glazing.

Offers in the Region of £300,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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Bedroom Three
10'1" (3.07m) x 8'0" (2.44m)
UPVC double glazed window to side, radiator.

Bathroom
Modern recently replaced bathroom suite comprising bath with rainfall shower head over, separate hand shower attachment and shower screen, wash basin, WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to front.

Outside Front
Generous front and side gardens laid to lawn, selection of fruit trees and shrubs throughout, driveway laid to shingle providing off-road parking and access to garage, gated access to rear garden.

Garage
Remote control electric motorised roller door to front, window to rear, electric power and light.

Rear Garden
Well presented enclosed rear garden laid to lawn, paved patio seating area,

wooden greenhouse, shrubs and plants to raised bed, outside light, wooden fence to perimeter.

Agent's Notes
EPC rating C72 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

- Three Bedroom Detached House
- Recently Updated Throughout
- Kitchen/Breakfast Room
- Energy Efficiency Rating
- Gardens, Parking and Garage
- Gas Central Heating and UPVC Double Glazing

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.

Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this recently updated throughout, detached three bedroom house. This fantastic property has undergone a recent full modernisation by the current owners including new windows and doors, kitchen, bathroom, flooring and much more. The property also boasts garage, landscaped gardens, parking, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, 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, stairs to first floor, UPVC double glazed window to side, radiator.

Kitchen
14'10" (4.52m) x 10'3" (3.12m)
Modern recently fitted kitchen units to walls and floor, oak work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for cooker with extractor hood over, space and plumbing for washing machine and dishwasher, built-in pantry, built-in under stairs storage cupboard, small breakfast bar, tiled splashback, UPVC entrance door

opening to rear garden, UPVC double glazed window to side.

Lounge/Dining Room
21'9" (6.63m) x 10'11" (3.33m)
UPVC double glazed window to rear and side, two radiators.

Cloakroom
Hand wash basin set within fitted cabinets, WC, obscured glass UPVC double glazed window to side, tiled splashback, tiles to floor, radiator.

Stairs and Landing
Built-in cupboard housing modern gas central heating boiler, loft access, UPVC double glazed window to side.

Bedroom One
11'7" (3.53m) x 11'1" (3.38m)
UPVC double glazed window to side, radiator.

Bedroom Two
11'0" (3.35m) x 9'8" (2.95m)
UPVC double glazed window to front, radiator.

