



## Maple Drive, Necton, Swaffham, PE37 8GA

Extremely well presented, modern, semi-detached house situated in a cul-de-sac location in the popular well serviced village of Necton. This fabulous property offers gardens, garage, parking, kitchen/dining room, UPVC double glazing and gas central heating.

Viewing advised!

**Guide Price £240,000 Freehold**







Situated in the popular well serviced Norfolk village of Necton, Longsons are delighted to bring to the market this extremely well presented, modern semi-detached home. This fabulous property is situated in a cul-de-sac location on the edge of the village and boasts gardens, garage, parking, kitchen/dining room, UPVC double glazing and gas central heating.

Viewing advised!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom, garden, garage, parking, gas central heating and UPVC double glazing.

#### NECTON

The popular Norfolk village of Necton is well serviced with amenities including a 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

Stairs to first floor, composite entrance door to front, radiator.

#### Lounge

**15'10" (4.83m) x 12'6" (3.81m)**

UPVC double glazed window to front, opening through to kitchen/dining room, radiator.

#### Kitchen/Dining Room

**15'7" (4.75m) x 9'8" (2.95m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with retractable mixer tap and drainer, integrated double electric oven with induction hob and extractor hood over, space for large fridge/freezer, space and

plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiles to floor, tiled splashback, radiator.

#### Stairs & Landing

Built in storage cupboard housing gas central heating boiler.

#### Bedroom One

**12'7" (3.84m) x 10'9" (3.28m)**

UPVC double glazed window to front, built in wardrobe, radiator.

#### Bedroom Two

**9'7" (2.92m) x 8'6" (2.59m)**

Built in wardrobe with sliding mirrored doors, UPVC double glazed window to rear, radiator.

#### Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin set within fitted cabinet, WC, towel radiator, tiles to floor, tiled splashback, obscure glass UPVC double glazed window to rear, extractor fan.

#### Outside Front

Front garden laid to lawn, driveway providing off road parking for several vehicles, outside light, EV car charging point, gated access to rear garden.

#### Garage

Main up and over door to front, electric, light and power.

#### Rear Garden

**17'0" (5.18m) x 8'8" (2.64m)**

Enclosed rear garden laid to low maintenance artificial grass, outside light, external electric power sockets, outside tap, wooden fence to perimeter, gated access to front.

#### Agent's Note

EPC rating B81 (Full copy available on request)

Council tax band B (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.

- Modern, Semi Detached House
- Two Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating B81
- Gardens, Parking & Garage
- Gas Central Heating
- UPVC Double Glazing
- Popular Village Location

