



**Jubilee Way, Necton, Swaffham, PE37 8NA**

**welcome to**

**Jubilee Way, Necton, Swaffham**

A very well presented 2 double bedroom semi-detached house, located within a popular residential area of Necton, in easy reach of village amenities. Benefitting from a lovely corner plot with an enclosed rear garden that backs onto a pleasant green, together with driveway parking & garage!



We are extremely pleased to present to the market this bright and airy 2 double bedroom semi-detached home, which is located just a short walk from the heart of Necton village with its shops, doctors surgeries, schooling, church and public house/restaurant.

In brief, the ground floor accommodation comprises; entrance hall, dual aspect lounge/dining room and fitted kitchen. This is complemented on the first floor by two great sized bedrooms and the family bathroom. Outside, the property boasts a great corner plot with front, side and rear gardens and a driveway providing off-road parking and access to the garage. The property also backs onto a lovely open green area.

Coupled with this accommodation, the property further benefits from gas fired radiator central heating, UPVC double glazed windows and a Positive Input Ventilation system in the loft, which introduces filtered air into the home and increases the circulation of fresh air around the property.

Presented in excellent decorative order and appealing to an assortment of buyers, an internal inspection is essential to fully appreciate the accommodation offered for sale!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, radiator, telephone point, carpet flooring, UPVC double glazed full-length obscure glass window to the front aspect, door opening to the kitchen, further door opening to:

### **Lounge / Dining Room**

15' 11" x 10' 11" max narrowing to 9' 3" min ( 4.85m x 3.33m max narrowing to 2.82m min )

Radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side.

### **Kitchen**

9' 1" x 9' 1" max narrowing to 7' 3" min ( 2.77m x 2.77m max narrowing to 2.21m min )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for electric oven, space for fridge-freezer, plumbing for washing machine, radiator, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

### **First Floor Landing**

Airing cupboard, loft access (with Positive Input Ventilation system), carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to both bedrooms and the bathroom.

### **Bedroom 1**

11' x 9' 11" ( 3.35m x 3.02m )

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.

### **Bedroom 2**

10' x 9' 11" ( 3.05m x 3.02m )

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with shower screen and mains shower over, part tiled walls, UPVC double glazed window overlooking the front aspect.

### **Outside**

To the front of the property, there is a lawned garden with plant and shrub bed borders and a pathway leading to the main entrance door. A side driveway provides off-road parking and access to the garage.

Gated side access leads into the well-tended, enclosed rear garden, which is laid mainly to lawn with a paved patio seating area, plant and shrub bed borders and raised vegetable patch.

### **Garage**

Up and over door to the side aspect, window overlooking the rear garden.

### **Location**

Necton is a popular village, situated off the A47 main road between Swaffham and Dereham in the Breckland district of mid-Norfolk. The village boasts a wealth of amenities including a primary school, playing field, social club, public house, Post Office and a number of shops, including Co Op and Costa. Further amenities can be found within the neighbouring town of Swaffham, which is less than 5 miles away and boasts a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

### **Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/SFM108499](http://williamhbrown.co.uk/Property/SFM108499)



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## Jubilee Way, Necton, Swaffham

- 2 double bedroom semi-detached house
- Dual aspect lounge/dining room
- Fitted kitchen & bathroom
- Well-tended, corner plot gardens
- Driveway parking & garage
- UPVC double glazed windows
- Gas fired radiator heating
- Sought-after village location

Tenure: Freehold EPC Rating: D

offers in excess of **£210,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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### directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road, which merges into Hale road and take the right hand turn onto North Pickenham Road. Continue along and take the second left hand turn onto Jubilee Way. The property will be found shortly along on the left hand side, identified by our William H Brown "For Sale" board.



Property Ref:  
SFM108499 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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