



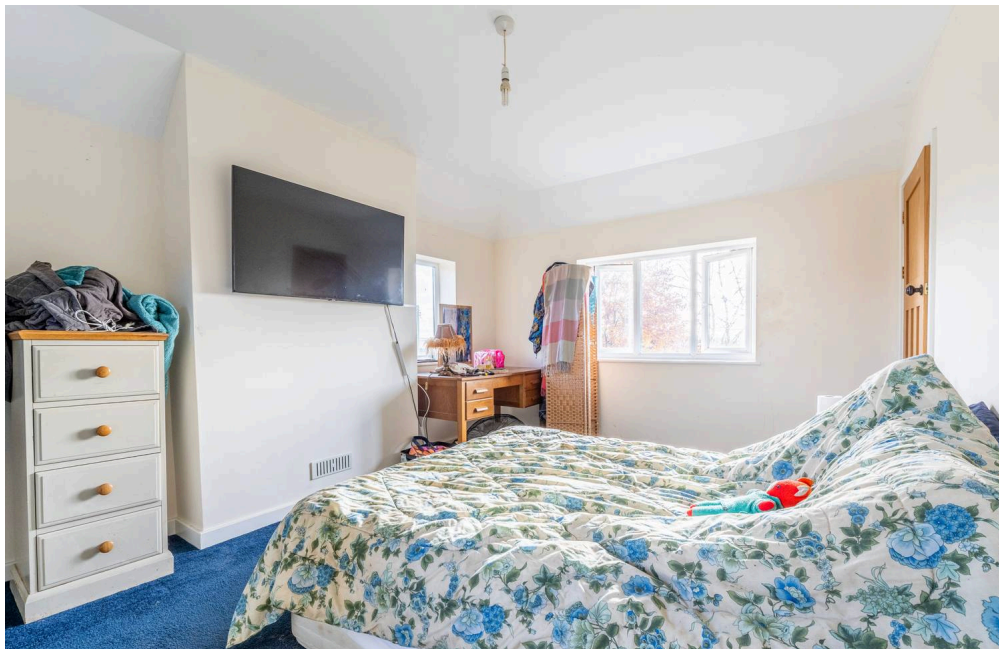
21 Ketts Hill, Necton

£300,000 Freehold

Minors & Brady are excited to present this impressive former Police House situated in Necton, comprising ample natural light throughout and a stylish finish including tiled flooring, feature fireplaces and a bright kitchen, utility room, three bedrooms and family bathroom, large rear garden and grand approach with an extensive driveway and a garage.

Location

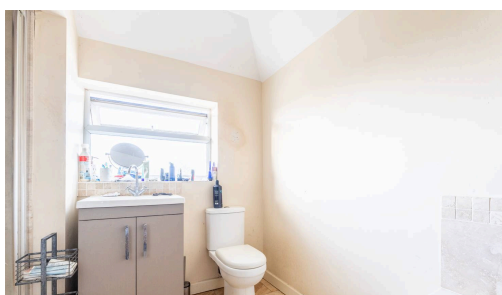
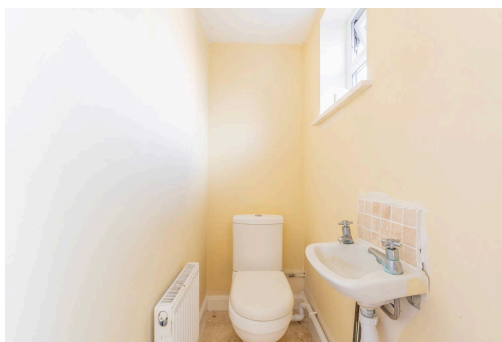
Located in the popular village of Necton, a West Norfolk village with a good selection of amenities, including the village shop, post office, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school and activity park for the children. The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham. Swaffham approx 5 miles, Dereham approx 8.2 miles, Kings Lynn approx 20 miles, Norwich approx 25 miles.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - B



Ketts Hill, Necton

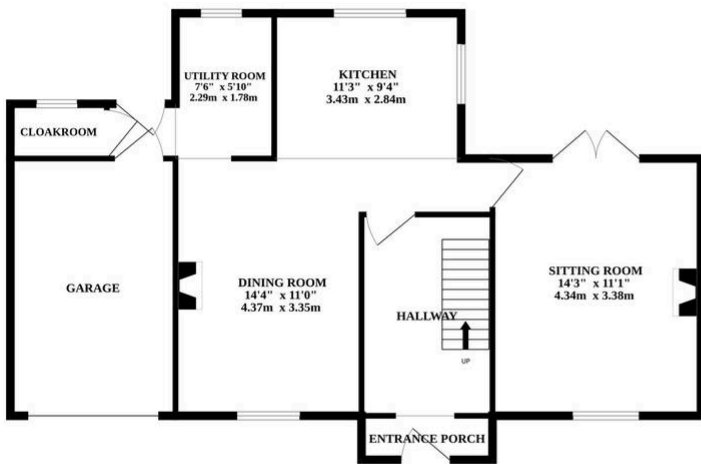
On the ground floor, this charming detached property opens into a tiled entrance porch, perfect for leaving coats and shoes before entering. A bright hallway leads to the spacious, open-plan kitchen and dining room, with tiled flooring throughout. The dining room provides ample space for a large table and features an electric fireplace, creating a welcoming setting for meals and gatherings. The light-filled kitchen is designed with a practical layout for meal preparation, offering built-in cabinets, a butler sink, an integrated oven with an electric hob, and convenient under-stair storage. The sitting room boasts oak wood flooring, a wood-burning feature fireplace, and French doors leading to the rear garden. The utility room, with space for a washing machine and tumble dryer, connects to the cloakroom and garage, completing the ground floor layout.

Upstairs, the first floor offers three well-sized double bedrooms, all carpeted for comfort. The master bedroom features dual-aspect windows, allowing natural light to fill the space, and includes a built-in storage cupboard. The second bedroom is L-shaped, while the third bedroom enjoys a garden view through side and rear windows. The modern family bathroom provides a four-piece suite, including a panelled bath, a shower cubicle, a wash basin with storage, and a towel radiator.

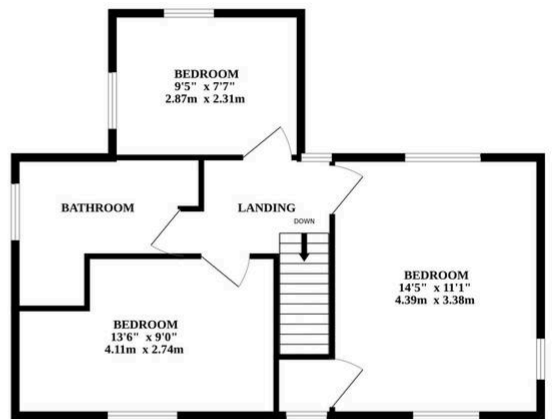
Outside, an extensive shingled driveway provides ample parking and leads to the garage with a rolling door. The front garden is neatly laid to lawn with mature trees, creating an inviting approach. The rear garden is fully enclosed and mainly laid to the lawn. It features a patio area, ideal for seating and entertaining. A shingled section provides space for potted plants, and flower beds are framed by a wooden fence for added privacy.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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