

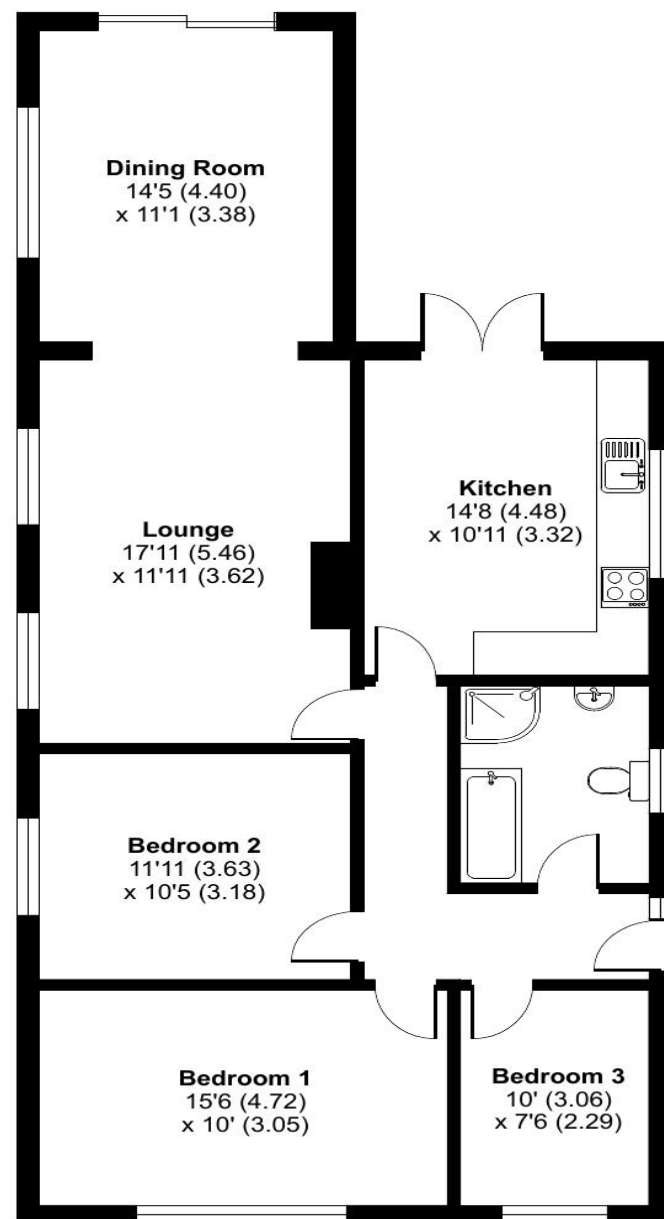
Wyndfields, Necton, Swaffham, PE37

Approximate Area = 1082 sq ft / 100.5 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1252 sq ft / 116.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1335767



Wyndfields, Necton, Swaffham, PE37 8HD

Spacious, very well presented detached three bedroom bungalow situated in the popular well serviced village of Necton. This fantastic property comes with garage, parking for numerous vehicles, gardens, large lounge/dining room, kitchen/breakfast room, gas central heating and UPVC double glazing

Offers in Excess of £325,000 Freehold

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Outside Front

Front garden laid to lawn, driveway providing off-road parking for several vehicles, shrubs and ornamental trees to borders, garden wall to perimeter, outside light, gated access either side to rear garden, outside tap.

Rear Garden

Enclosed rear garden laid to lawn, shrubs and plants to borders, paved patio seating area, wooden garden shed, metal storage shed, outside light, wooden fence and garden wall to perimeter, gated access either side to front.

Agent's Note

EPC rating C71 (Full copy available on request)
Council tax band C (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.

- Three Bedroom Detached Bungalow
- Popular Village Location
- Very Well Presented
- Energy Efficiency Rating C70
- Gardens, Parking and Garage
- Gas Central Heating and UPVC Double Glazing

Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this spacious, very well presented detached three bedroom bungalow. This fantastic property offers a garage, gardens, parking for numerous vehicles, large lounge/dining room, kitchen/breakfast room, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, bathroom with four piece suite, 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, loft access, radiator.

Lounge/Dining Room

Lounge Area:

17'11" (5.46m) x 11'11" (3.63m)

Dining Area

14'5" (4.39m) x 11'1" (3.38m)

Large extended room, UPVC double glazed sliding patio door opening to rear garden, UPVC double glazed window to side, feature fireplace with inset live flame gas fire. three radiators.

Kitchen/Breakfast Room

14'8" (4.47m) x 10'11" (3.33m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated Bosch appliances including electric oven, microwave combi oven, dishwasher, fridge/freezer, Bosch gas hob with extractor hood over, space and plumbing for washing machine, UPVC double glazed French doors opening to rear garden, tiled splashback, tiles to floor, UPVC double glazed window to side.

Bedroom One

15'6" (4.72m) x 10'0" (3.05m)

UPVC double glazed window to front, radiator.

Bedroom Two

11'11" (3.63m) x 10'5" (3.18m)

UPVC double glazed window to side, radiator.

Bedroom Three

10'0" (3.05m) x 7'6" (2.29m)

UPVC double glazed window to side, radiator.

Bathroom

Four piece bathroom suite comprising bath, shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side, extractor fan.

Garage

18'9" (5.72m) x 9'0" (2.74m)

Electric motorised roller door to front, smooth boarded walls, rubber tiles to floor, electric power and lights.

