









welcome to

Necton Road, Little Dunham

>> NO ONWARD CHAIN! A well presented 3 bedroom detached bungalow, occupying a wonderful non-estate, semi-rural position on the edge of Little Dunham village. Set on an extensive plot of approaching 1/3 of an acre (STMS), the property backs onto open fields and offers the opportuniy to modernise!!













Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Carpet flooring, internal door opening to the lounge

Lounge / Dining Room

21' 8" max narrowing to 12' 5" x 18' 10" min (6.60m max narrowing to 3.78m x 5.74m)

Radiator, carpet flooring, television point, UPVC double glazed window to the front aspect.

Kitchen

12' 9" x 9' 1" (3.89m x 2.77m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double electric oven and fitted ceramic hob with cooker hood over, space for a fridge-freezer, plumbing for washing machine and dishwasher, airing cupboard, radiator, vinyl flooring, UPVC double glazed window to the front aspect, single glazed window into side porch, part glazed door opening to the side porch.

Side Porch

Of brick base construction with UPVC double glazed windows to front and side aspect.

Inner Hall

Carpet flooring, loft access, radiator, doors opening to all rooms

Bedroom 1

12' 5" x 9' 8" (3.78m x 2.95m)

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

9' 1" x 9' 1" (2.77m x 2.77m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

9' 2" x 9' (2.79m x 2.74m)

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

Shower Room

Suite comprising vanity hand wash basin with storage under, corner shower cubicle with mains connected shower over and tiled walls behind, fully tiled walls, heated towel rail, storage cabinet, tiled flooring, UPVC double glazed windows to the side aspect.

Cloakroom W.C

Suite comprised low level w.c, radiator, fully tiled floor and walls, UPVC double glazed window to side aspect.

Outside

This property is set on a plot approaching a third of an acre (STMS) and is approached via a conrete driveway, which provides off-road parking and access to the garage. There is also a generous front garden with plant and shrub bed borders, external lighting.

The substantial rear garden is laid mainly to lawn with a paved patio seating area, timber summer house, timber garden storage shed and various plants, trees, shrubs and hedges. The rear garden also backs onto open fields.

Garage

Up & over fornt door, power sockets and lighting, window to the rear overlooking the garden

Location

The semi-rural village of Little Dunham is situated within the catchment area for Litcham High School and boasts easy access onto the A47 for routes to King's Lynn, Norwich and beyond. The village lies 1.5 miles south of its sister village, Great Dunham and 6 miles by road North East from Swaffham. Little Dunham is served by St. Margarets church in the Benefice of Great Dunham and Great Dunham Primary School serves the village. Both of the nearby bustling market towns of Swaffham and Dereham

offer many amenities, including restaurants/cafes and public houses, together with shopping facilities and large supermarkets, doctors and dentists, schooling for all ages, sport and leisure facilities and much more.

Council Tax Band

This property is Council Tax band B.

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

directions to this property:

Upon entering the village of Little Dunham from the Swaffham/A47 direction, proceed through the village along Necton Road. The bungalow will be found on the left hand s identified by our William H Brown For Sale sign





welcome to

Necton Road, Little Dunham

- 3 bedroom detached bungalow
- Opportunity to update and modernise throughout
- Large lounge and fitten kitchen
- approaching 1/3 of an acre plot (STMS)
- Generous rear garden backing onto open fields

Tenure: Freehold EPC Rating: D

Council Tax Band: C



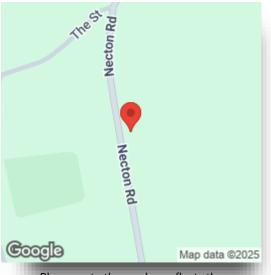
£260,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalage.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110719



Property Ref: SFM110719 - 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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