



11 The Avenue

Guide Price £270,000 - £280,000

A highly presented three-bedroom corner plot detached bungalow situated in the sought-after village location of Necton.

This property is ideal for someone looking to downsize and looking for something ready to move in to.

As you enter, there is a small entrance porch leading to an entrance hall, adjacent is the living room with chimney breast and corner double glazed window unit.

There is also a re-fitted kitchen/dining room with a range of units at base & eye level, which is complemented with worktop and sink.

Further on, are the three bedrooms, with two being double sized and the other a single; these rooms are serviced by a re-fitted shower room suite.

Outside, is generous space comprising of a walled front garden and gate with laid to lawn grass to the front and side garden.

To the rear, is a long, gated driveway with ample parking provided that leads to a generously sized garage.

A further secluded garden can also be found with laid to lawn grass, hard standing and shed.



Services

Economy 7 electric heating. Mains water, drainage, and electricity are connected.

Situation

Necton is a good sized well served village situated some 5 miles east of Swaffham and 10 miles west of Dereham with a good range of shops, excellent school and many other amenities.

Directions

To find the property turn off the A47 into Necton and proceed down Tuns Road. Take the left turning onto Mill Street followed by the first right turning onto The Avenue where the property will be found immediately on the right hand side.

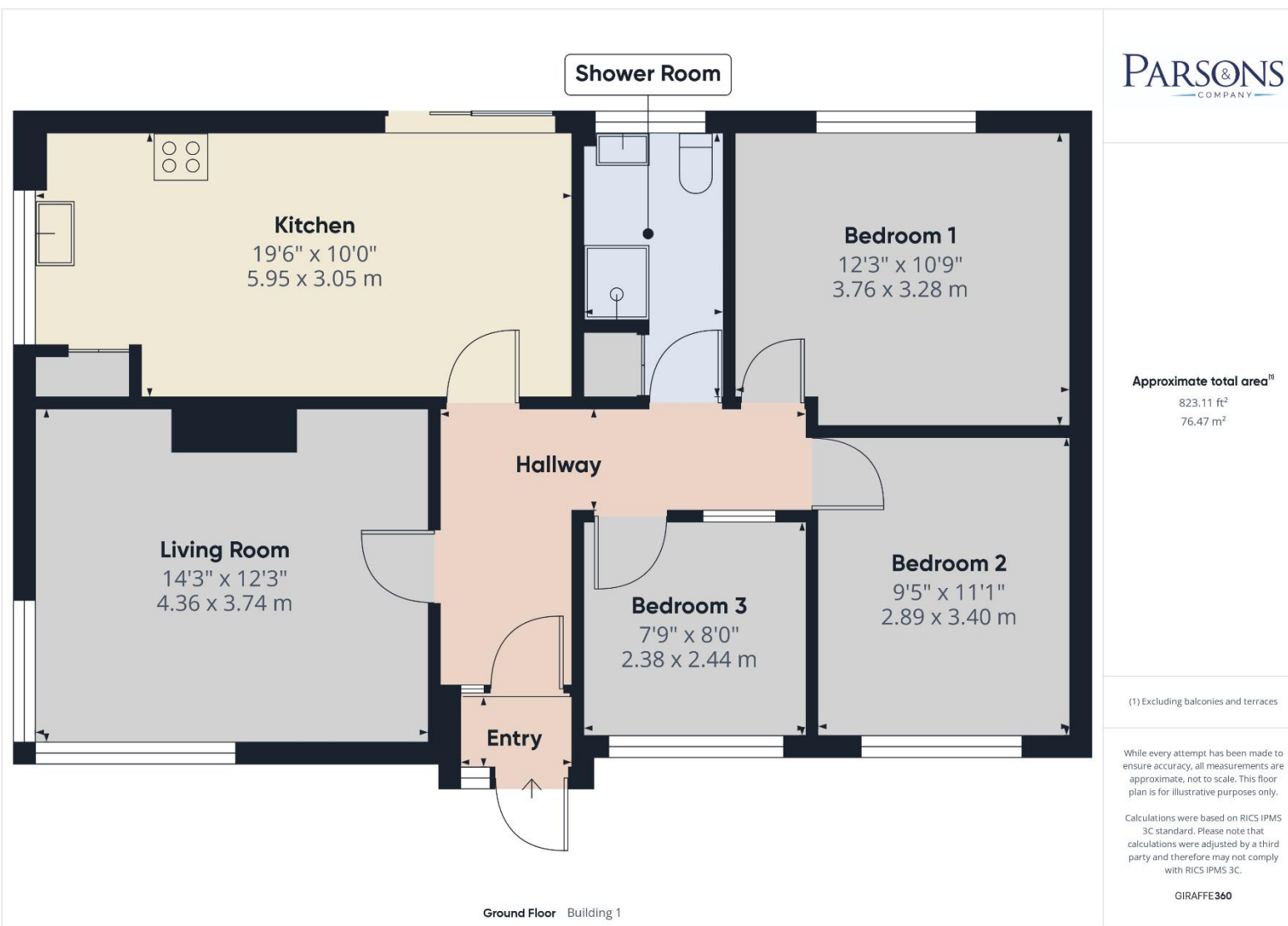
For further information and to arrange your viewing, please contact our friendly and professional staff.



This property is being marketed by our Dereham office and the property reference is AD0394.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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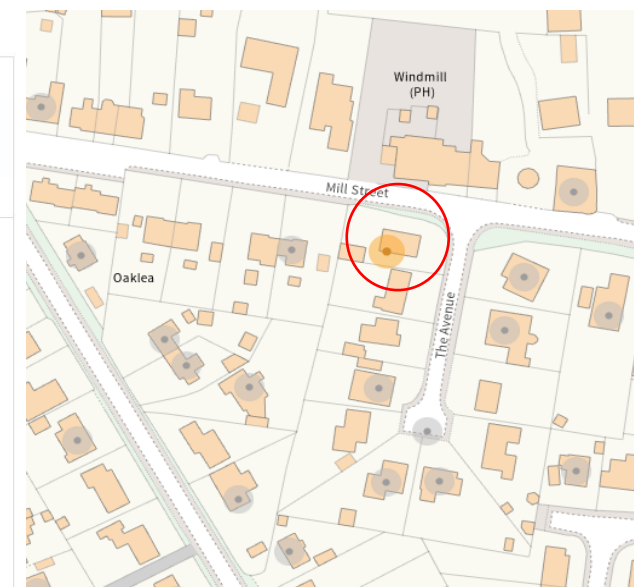
Approximate total area⁽¹⁾
823.11 ft²
76.47 m²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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