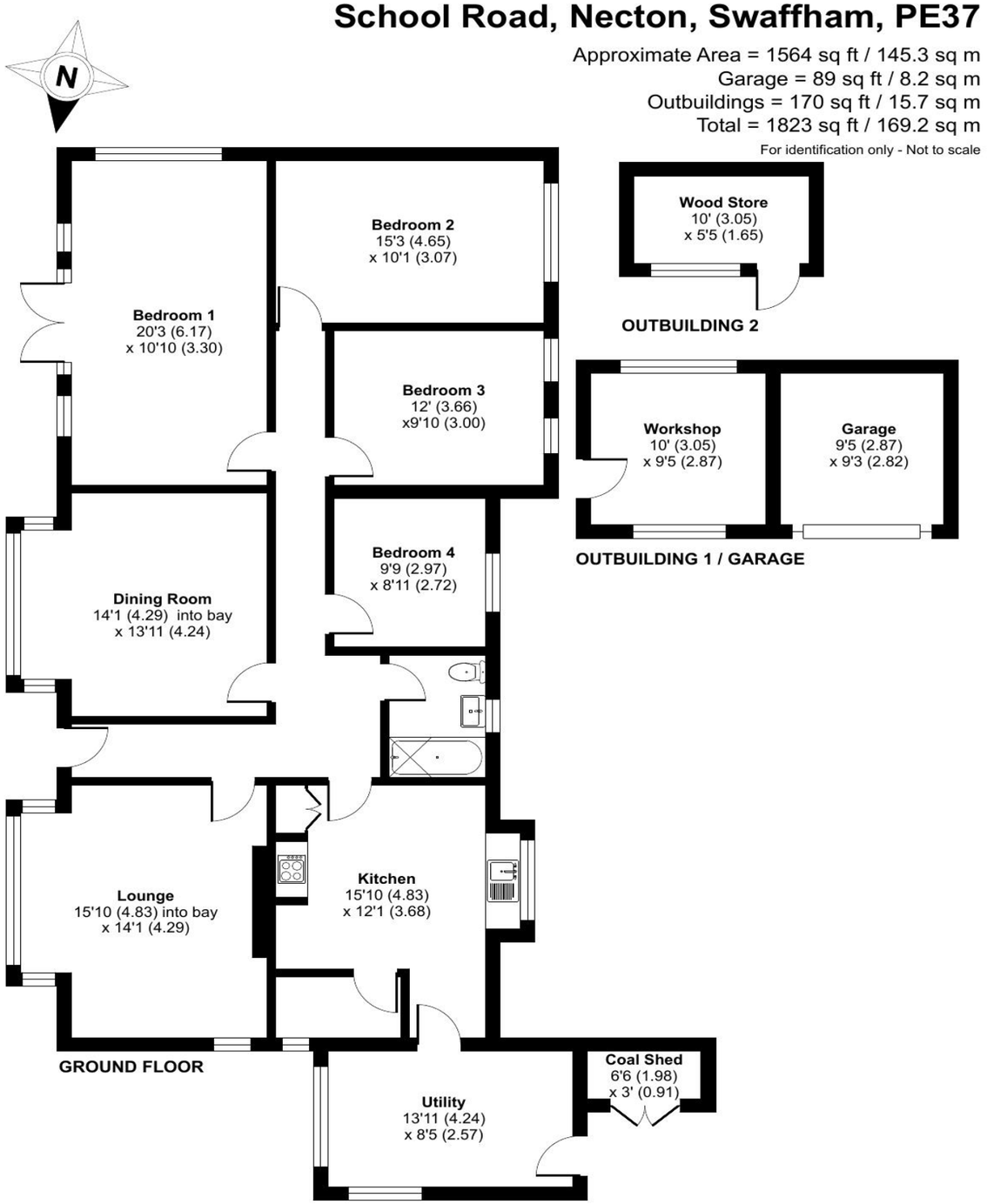
School Road, Necton, Swaffham, PE37

Approximate Area = 1564 sq ft / 145.3 sq m
Garage = 89 sq ft / 8.2 sq m
Outbuildings = 170 sq ft / 15.7 sq m
Total = 1823 sq ft / 169.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1153611

E



Pasturewood, 24 School Road, Necton, Swaffham, PE37 8HT

Spacious, detached well presented four bedroom bungalow set within generous grounds approaching approximately half an acre (subject to survey). Two reception rooms, log burning stove, utility room, garage, workshop, gardens, parking.

Offers in region of £475,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Situated with views of the church, and with very well maintained, generous grounds approaching approximately half an acre (subject to survey), in the popular well serviced village of Necton, Longsons are delighted to bring to the market this spacious, well presented detached four bedroom bungalow.
This fantastic property has much to offer and includes two reception rooms, log burning stove, utility room, garage, workshop, large well maintained and presented gardens, gas central heating and double glazing.

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, four bedrooms, bathroom, garage, workshop, large gardens, gas central heating and double glazing.

NECTON

The popular Norfolk village of Necton is well serviced with amenities including ASDA Express Petrol Station, Instavolt EV charging station and a Costa Coffee, in addition to a Premier 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
Entrance door to front, loft access, radiator.

Lounge
15'10" (4.83m) x 14'1" (4.29m)
Into Bay
Walk-in double glazed bay window, fireplace with inset log burning stove, double glazed window to side, radiator.

Dining Room
14'1" (4.29m) Into Bay x 13'11" (4.24m)
Walk-in double glazed bay window to front, radiator.

Kitchen
15'10" (4.83m) x 12'1" (3.68m)
Fitted kitchen unit to floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, walk-in pantry, double glazed window to rear.

Utility
13'11" (4.24m) x 8'5" (2.57m)
Wall mounted modern gas central heating boiler, space and plumbing for washing machine, space for tall upright fridge/freezer, entrance door opening to rear, double glazed windows to front and side.

Bedroom One
20'3" (6.17m) x 10'10" (3.3m)
Double glazed French doors opening to front, double glazed windows to front and side, two radiators.

Bedroom Two
15'3" (4.65m) x 10'1" (3.07m)
Double glazed window to rear, radiator.

Bedroom Three
12'0" (3.66m) x 9'10" (3m)
Double glazed window to rear, radiator.

Bedroom Four
9'9" (2.97m) x 8'11" (2.72m)
Double glazed window to rear, radiator.

















Pasturewood, 24 School Road, Necton, Swaffham, PE37 8HT

Offers in region of £475,000



- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Kitchen and Utility Room
- Large Well Presented Gardens

- Garage and Workshop
- Double Glazing
- Gas Central Heating
- Total Grounds Approaching Half and Acre (STS)
- Popular Village Location

Bathroom
Bathroom suite comprising bath with shower over and shower curtain, wash basin set with fitted cabinet, WC, towel radiator, tiled splashback.

Workshop
10'0" (3.05m) x 9'5" (2.87m)
Entrance door to side, double glazed windows to front and rear, electric lights and power.

Garage
9'5" (2.87m) x 9'3" (2.82m)
Up and over door to front.

Outside Front
Large very well presented garden with a vast selection of established shrubs, trees and plants throughout, garden mainly laid to lawn, long gravel driveway leading to garage providing parking for numerous vehicles, wooden fence and hedge to perimeter

Rear Garden
Very well presented rear garden laid to lawn, wooden garden shed, block built store currently used for log storage, established shrubs, trees and plants to beds and borders, raised vegetable growing beds, area to side with wild flowers to encourage bees and butterflies, outside tap, outside light.

Agent`s Notes
EPC rating D65 (Full copy available on request)
Council tax band C (Own enquiries should be make via Breckland District Council)
The property sits within the conservation area of the village and it is our understanding the trees on the front boundary form part of this.

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.







