



5 Bittern Close

Guide Price £280,000 - £300,000

A well positioned three-bedroom detached bungalow situated in the sought-after village location of Necton. This property is ideal for those looking to downsize within a quiet cul-de-sac location.

As you enter the property, you are greeted with a separate entrance hall with airing cupboard, this leads though to the living/dining room that open to a conservatory that overlooks the garden. Next, is a fitted kitchen with a range of fitted units at base & eye level of which is complemented with a roll edge worktop and inset sink unit, plus a door leading externally to the driveway.

Further on, are the three bedrooms, with bedroom one benefitting from an en-suite shower room and a family bathroom servicing the other two bedrooms.

Outside, to the front, is a garden area with landscaped flower beds, shrubs and foliage, plus own drive to garage with power and lighting. To the rear, is a secluded garden with laid patio, laid to lawn grass with surround flowerbeds, floral archway, pond and shed.

Services – Gas central heating. Mains water, drainage, and electricity are connected.



N.B. We have been informed by the seller that the solar panels are currently under a lease agreement, we await further details.

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

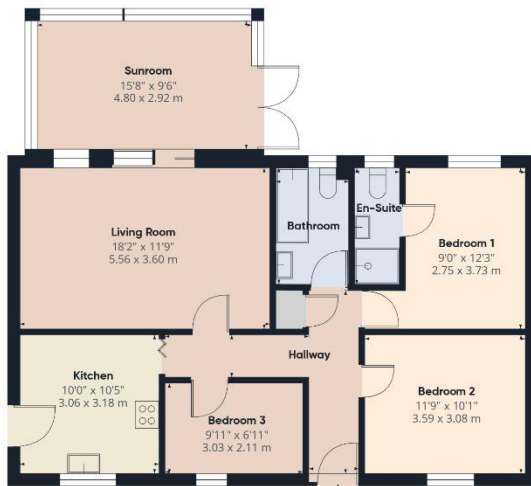
To find the property turn off the A47 into Necton and proceed down Tuns Road, followed onto Hale Road. Take the right hand turning onto Kingfisher Drive, followed by the first right into Bittern Close. The property will be found on the right hand side.

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 AD0510.

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.





Ground Floor Building 1



Ground Floor Building 2

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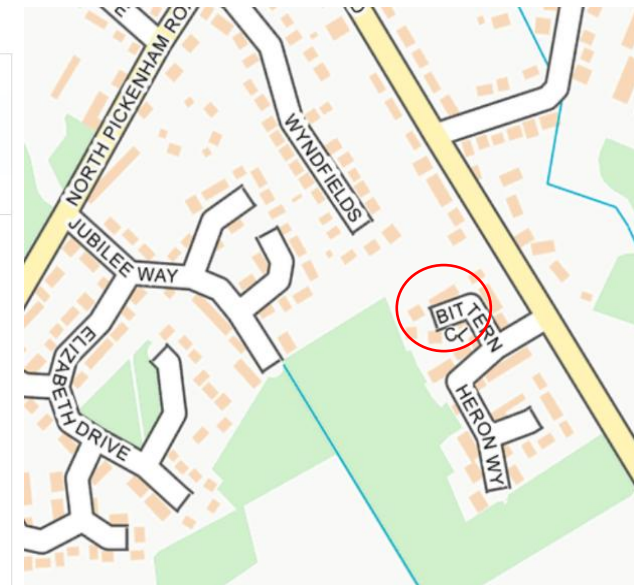
Approximate total area⁽¹⁾

1087 ft²
101 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(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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