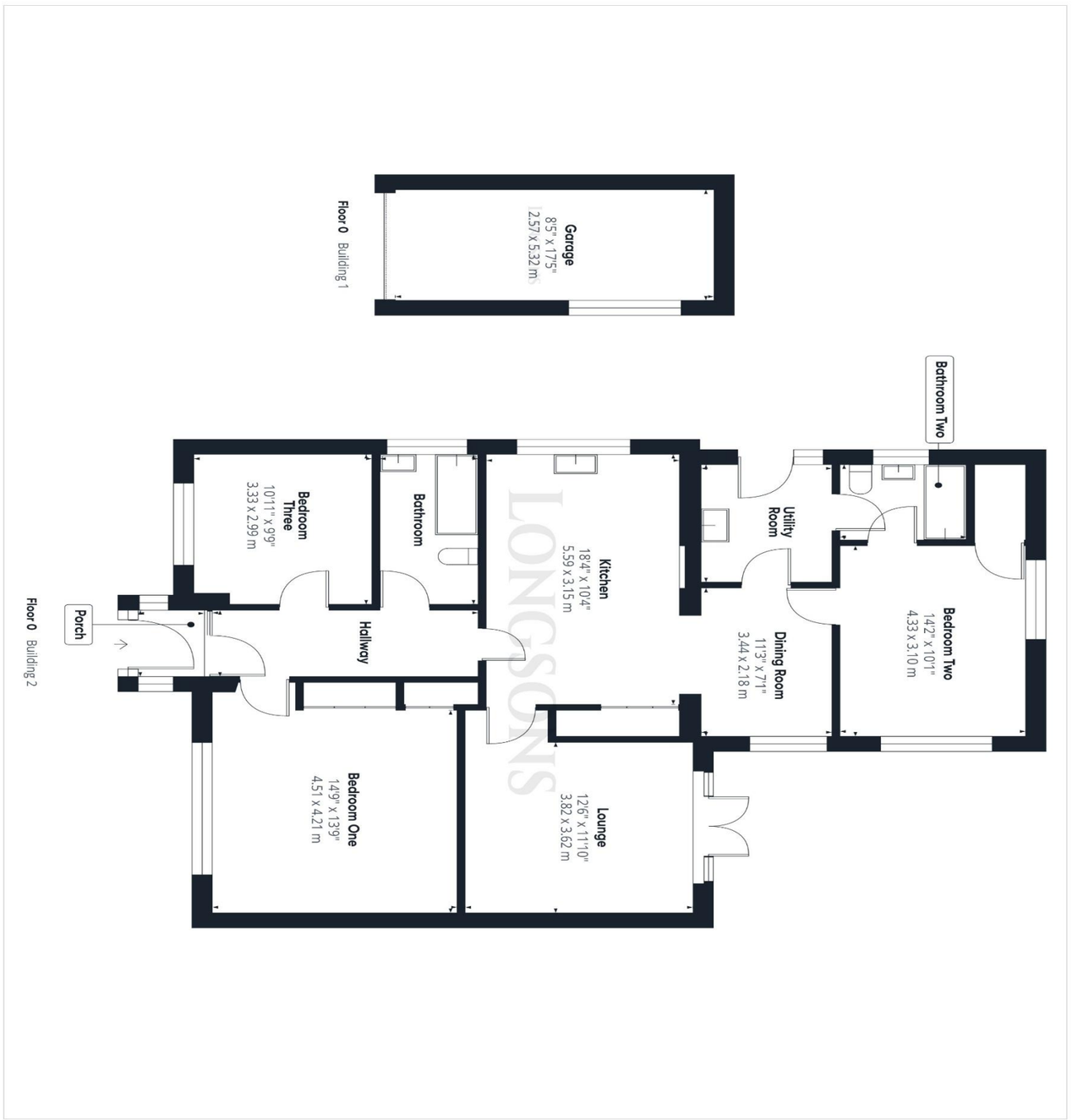


LONGSONS



Tuns Road, Necton, Swaffham, PE37 8EL

CHAIN FREE! Spacious three bedroom bungalow with a private, established garden and excellent potential!. This spacious property offers an open plan kitchen/dining area, separate lounge, delightful, large enclosed rear garden as well as oil-fired central heating and UPVC double glazing throughout.

Price £260,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

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CHAIN FREE! Heaps of potential! Located in the popular, well serviced village of Necton, Longsons are thrilled to present to the market this spacious three bedroom detached bungalow. Ideal for investors, or those looking for a doer-upper, this property offers a spacious kitchen/dining area, separate lounge, utility room, delightful large enclosed rear garden, garage and driveway as well as oil fired central heating and UPVC double glazing throughout.

Briefly, the property offers, porch, hallway, kitchen, dining room, lounge, utility room, three bedrooms, two bathrooms, garage, gardens to front and rear, oil fired central heating and UPVC double glazing throughout.

NECTON
The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors` surgery, butchers, local pub, social club, garage, Asda, Costa Coffee, an excellent primary school and children`s activity park. The village is situated between Kings Lynn and Norwich, just off the A47 and a short drive away from the historic market towns of Swaffham and Dereham.

Porch
UPVC double glazed windows to front and sides, UPVC double glazed entrance door, obscure window and door to hallway.

Entrance Hall
Access to bedrooms one and three, bathroom and kitchen, radiator.

Kitchen
18'4" (5.59m) x 10'4" (3.15m)
Fitted cabinets to floor and wall, laminate work surface over and tiled splashback, inset stainless steel one and a half bowl sink with mixer tap and drainer, space for cooker with extractor hood over, space for fridge/freezer, built-in storage cupboards housing hot water cylinder, inset oil boiler, UPVC double glazed windows to side, access to lounge, archway to dining area.

Dining Room
11'3" (3.43m) x 7'1" (2.16m)
Access to bedroom two and utility room, archway to kitchen, UPVC double glazed window to side, double glazed Velux window, radiator.

Lounge
12'6" (3.81m) x 11'10" (3.61m)
UPVC double glazed windows and brand new French doors to rear garden, radiator.

Bedroom One
14'9" (4.5m) x 13'9" (4.19m)
Built-in wardrobes, UPVC double glazed window to front, radiator.

Bedroom Three
10'11" (3.33m) x 9'9" (2.97m)
Fitted wardrobes, UPVC double glazed window to front, radiator.

Bathroom
Three piece suite comprising of bath, WC, hand wash basin, UPVC double glazed windows to side and radiator.

Bedroom Two
14'2" (4.32m) x 10'1" (3.07m)
Built-in wardrobe space, access to dining room and second bathroom, UPVC double glazed windows to side and rear, radiator.

Bathroom Two
Three piece comprising of bath with shower over, hand wash basin, WC, obscure UPVC double glazed window to side, wall mounted extractor fan, access to utility room and bedroom two, radiator.

Utility Room
Fitted cabinets to floor, inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window and door to side, access to second bathroom, radiator, wall mounted extractor fan.

Outside Front
Driveway providing ample space for multiple vehicles, front garden laid to lawn with established shrubs, paved walkways leading to front porch, access to garage, gated side access to rear garden.

Garage
17'5" (5.31m) x 8'5" (2.57m)
Up and over door to front, glazed windows to side, electric light and power.

Outside Rear
Delightful, large enclosed rear garden featuring mature trees, established shrubs, lawn and patio areas. Enjoying plenty of sunshine throughout the day, the garden offers a wonderfully private and peaceful setting, attracting a variety of wildlife, Outside lighting and outside tap.

Agent`s Note
EPC rating TBC (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.

- Sought After Well-Serviced Village Location
- Three Bedrooms
- Delightful, Large, Enclosed Rear Garden offering a Private and Peaceful Setting
- Energy Efficiency Rating TBC
- Heaps of Potential!
- 102.5m2 Overall
- Garage and Off-road Parking
- Chain Free!









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