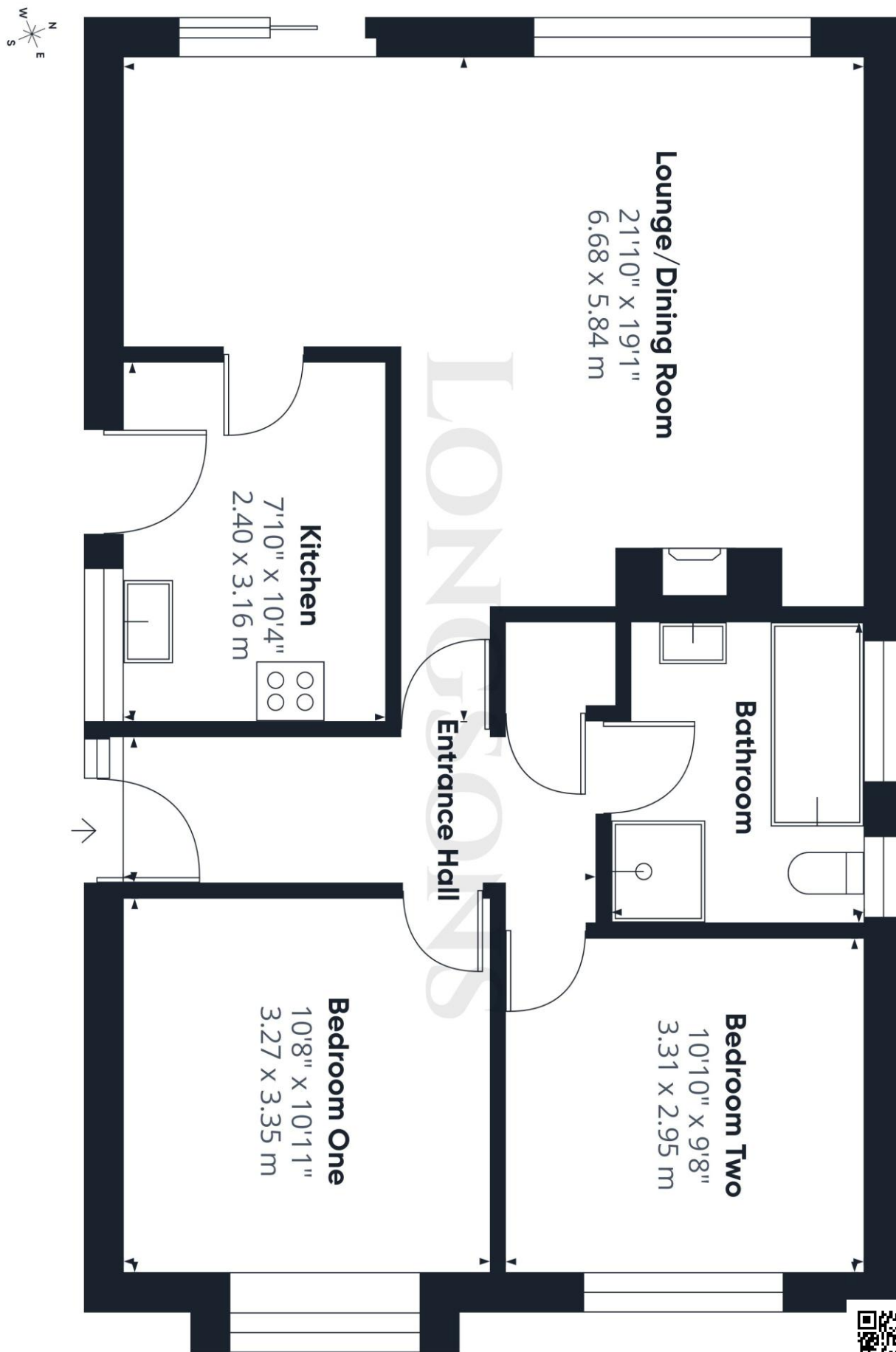




**Farm Walk, Swaffham, PE37 8LX**

Well presented detached two bedroom bungalow situated in the popular well serviced village of Necton. This fantastic property offers PV solar panels helping with those electricity bills, four piece bathroom suite, garage, parking, open countryside views to rear gardens, gas central heating and UPVC double glazing.

**Offers Over £250,000 Freehold**





**Outside Front**

Garden laid to lawn, driveway laid to block paving, iron gates providing secure off-road parking, shrubs and plants to beds, outside lights, outside tap, access to rear garden.

**Rear Garden**

Rear garden backing onto open farmland with far reaching countryside views laid to lawn, wooden decked seating area, garden shed, greenhouse, established shrubs, plants and trees to beds and borders, outside lights, wooden fence to perimeter.

**Agent's Note**

EPC rating C69 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

- Detached Two Bedroom Bungalow
- Far Reaching countryside Views to the Rear
- Popular Village Location
- Energy Efficiency Rating C69
- Solar PV Panels
- Garage, Parking and Gardens

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.

Situated with delightful far reaching countryside views to the rear in the popular well serviced village of Necton, Longsons are delighted to bring to the market this well presented detached two bedroom bungalow. This fantastic property offers solar panels helping with those electricity bills, garage, parking, gardens, four piece bathroom suite, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

**NECTON**  
The popular Norfolk village of Necton is well serviced with amenities including 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**

UPVC double glazed entrance door to front, loft access, built-in cupboard housing hot water cylinder, radiator.

**Lounge/Dining Room**  
21'10" (6.65m) x 19'1" (5.82m)

Feature brickwork fireplace, UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to rear enjoying far reaching countryside views, radiator.

**Kitchen**  
10'4" (3.15m) x 7'10" (2.39m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Smeg electric oven, integrated ceramic hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, space for tumble dryer, UPVC double glazed entrance door opening to side, UPVC double glazed window to side.

**Bedroom One**  
10'11" (3.33m) x 10'8" (3.25m)

UPVC double glazed bow window to front, radiator.

**Bedroom Two**  
10'10" (3.3m) x 9'8" (2.95m)

UPVC double glazed window to front, radiator.

**Bathroom**

Modern four piece bathroom suite comprising a double ended bath with centrally mounted mixer tap, shower cubicle, hand wash basin set within fitted cabinet, WC, UPVC obscure glass double glazed window to side, radiator.

**Garage**

Remote control motorized main roller door to front, UPVC entrance door opening to side, electric power and lights.

