

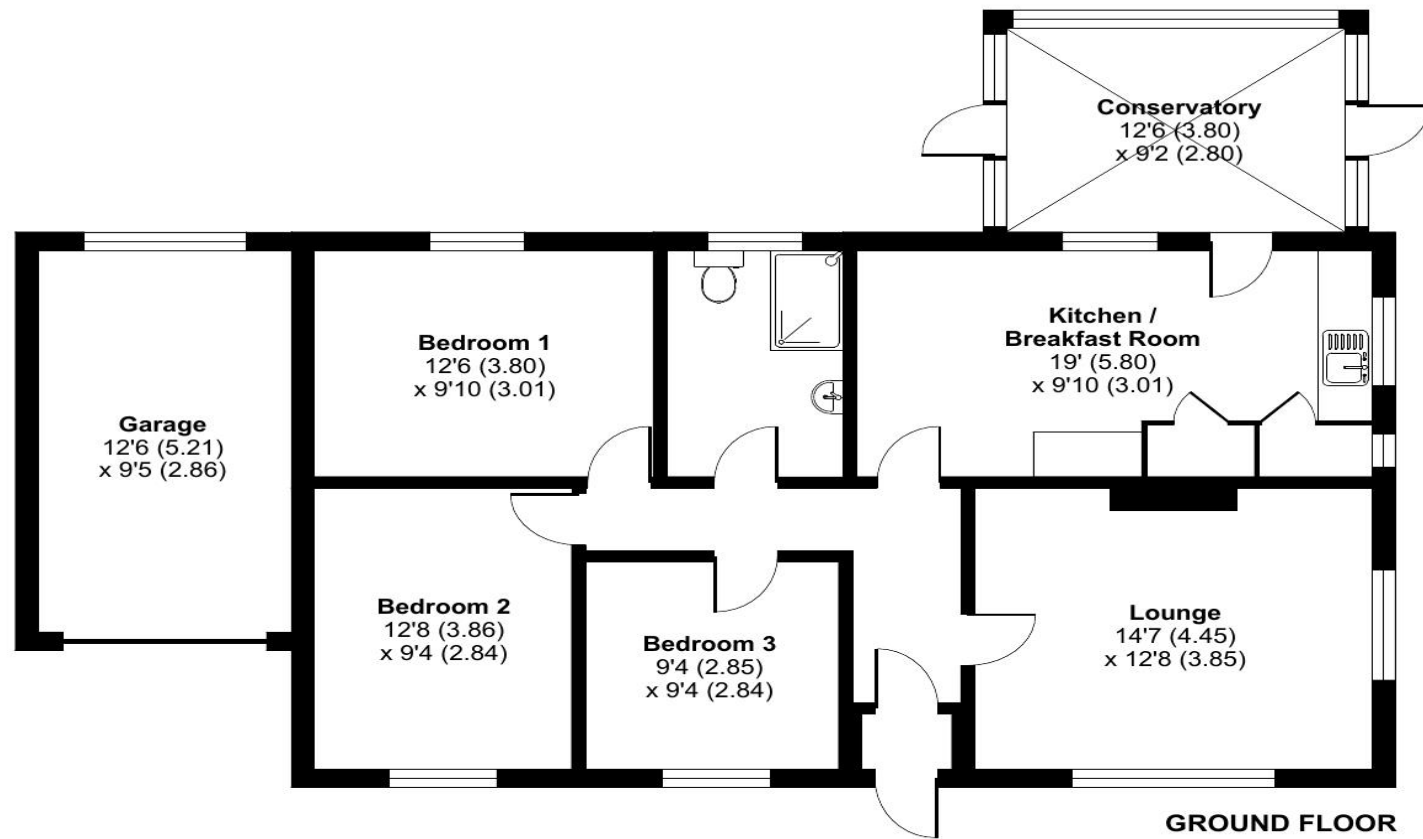
Tuns Road, Swaffham, PE37

Approximate Area = 1035 sq ft / 96.1 sq m

Garage = 160 sq ft / 14.9 sq m

Total = 1195 sq ft / 111 sq m

For identification only - Not to scale



Tuns Road, Necton, Swaffham, PE37 8EH

CHAIN FREE! Well presented, detached three bedroom bungalow situated in the popular, well serviced village of Necton. The property offers garage, gardens, parking, kitchen/dining room, conservatory, shower room, gas central heating and UPVC double glazing.

Offers over £280,000 Freehold

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1345119



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Garage
12'6" (3.81m) x 9'5" (2.87m)

Motorised main roller door to front, entrance door and window to rear.

Outside Front

Front garden laid to shingle and flower beds, shrubs and plants to beds and borders, path to front door, outside light, driveway providing off road parking, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden laid to lawn, shrubs and plants to beds and borders, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating C69(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.

- Well Presented, Detached Bungalow
- Three Bedrooms
- Kitchen/ Dining Room
- Energy Efficiency Rating C69
- Well Maintained Gardens
- Conservatory
- Gas Central Heating
- No Onward Chain!

Situated in the popular, well serviced village of Necton, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow. The property offers kitchen/dining room, conservatory, shower room, well maintained garden, garage, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance porch, entrance hall, lounge, kitchen/dining room, conservatory, three bedrooms, shower room, garage, gardens, 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 Porch

UPVC double glazed entrance door to front.

Entrance Hall

UPVC double glazed entrance door to porch, loft access, radiator.

Lounge

14'7" (4.45m) x 12'8" (3.86m)

UPVC double glazed windows to front and side, radiator.

Kitchen/ Dining Room

19'0" (5.79m) x 9'10" (3m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tall upright fridge/freezer, entrance door to conservatory, UPVC double glazed window to rear, built in cupboard housing modern gas central heating boiler, built in cupboard/pantry, tiled splashback, tiles to floor.

Conservatory

12'6" (3.81m) x 9'2" (2.79m)

UPVC double glazed conservatory, entrance doors to both sides, electric, light and power.

Bedroom One

12'6" (3.81m) x 9'10" (3m)

UPVC double glazed window to rear, radiator.

Bedroom Two

12'8" (3.86m) x 9'4" (2.84m)

UPVC double glazed window to front, radiator.

Bedroom Three

9'4" (2.84m) x 9'4" (2.84m)

UPVC double glazed window to front, radiator.

Shower Room

Double shower cubicle, wash basin, WC, fully tiled walls, extractor fan, obscure glass UPVC double glazed window to rear, radiator.

