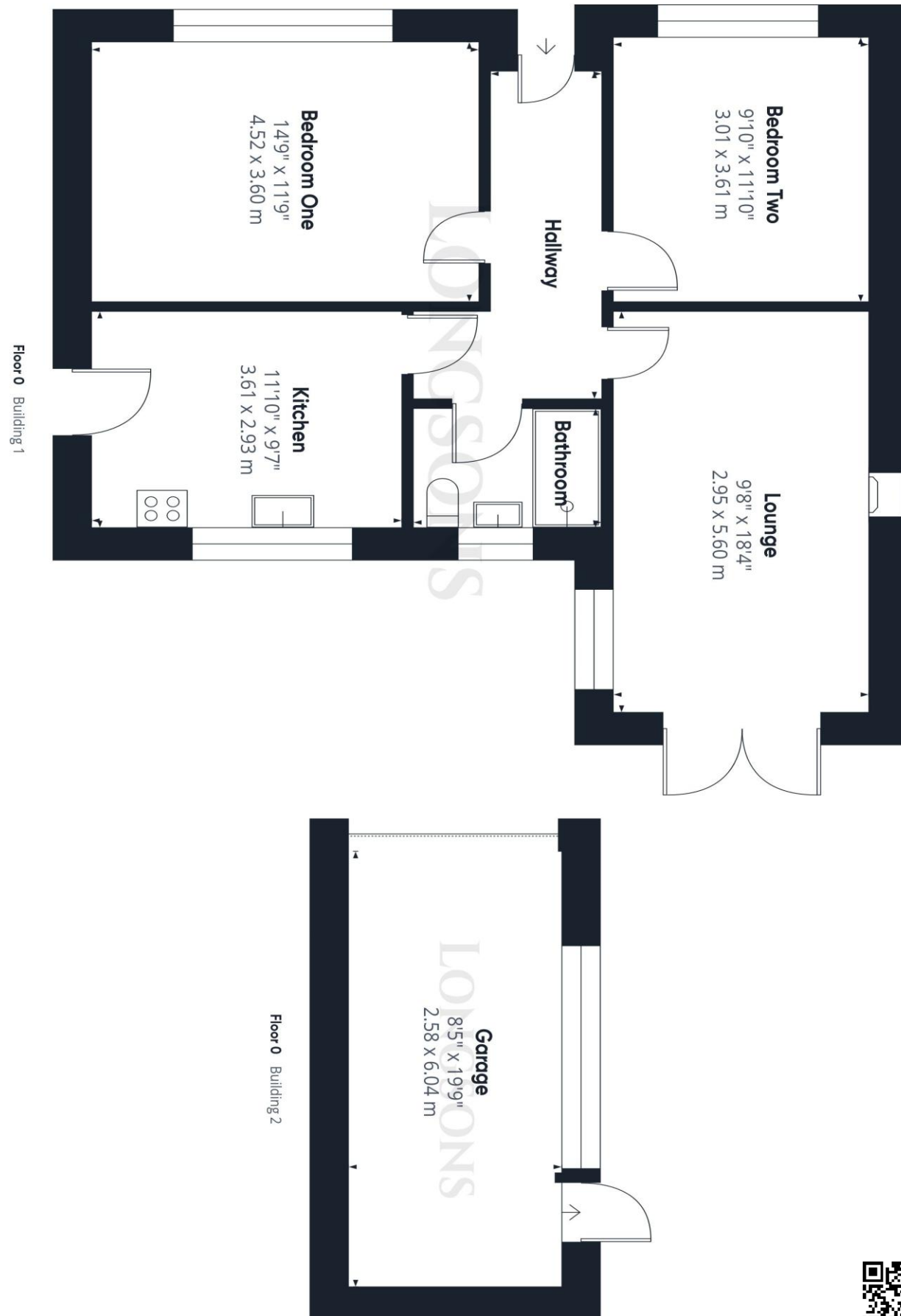




Farm Walk, Necton, Swaffham, PE37 8LX

Extremely well presented, detached two bedroom bungalow situated in the popular well serviced village of Necton. This fantastic property offers garage, parking, modern kitchen and shower room, well presented gardens, gas central heating and UPVC double glazing.

Gguide Price £260,000 - £270,000 Freehold





Rear Garden

Delightful rear garden laid to low maintenance shingle with selection of shrubs and plants throughout, patio seating area laid to block paving, outside tap, outside lights, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D68 (Full copy available on request)
Council tax band B (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.

- Two Bedroom Detached Bungalow
- Popular Village Location
- Modern Kitchen and Shower Room
- Energy Efficiency Rating D68
- Garage, Parking and Gardens
- Gas Central Heating and UPVC Double Glazing

Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this extremely well presented detached two bedroom bungalow. This fantastic property offers garage, parking, well presented gardens, modern kitchen and shower room, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, shower room, 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

Composite entrance door to front, loft access, radiator.

Lounge

18'4" (5.59m) x 9'8" (2.95m)

UPVC double glazed French doors opening to rear garden, feature fireplace with inset electric fire, UPVC double glazed window to side, radiator.

Kitchen

11'10" (3.61m) x 9'7" (2.92m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob, integrated washing machine, space for upright fridge/freezer, UPVC double glazed entrance door opening to side, UPVC double glazed window to rear, electric kickboard heater.

Bedroom One

14'9" (4.5m) x 11'9" (3.58m)

UPVC double glazed window to front, radiator.

Bedroom Two

11'10" (3.61m) x 9'10" (3m)

Currently set up as dining room with UPVC double glazed window to front, radiator.

Shower Room

Modern suite comprising large walk-in shower cubicle with rainfall shower head and separate hand shower attachment, hand wash basin set within fitted cabinet, WC, radiator, fully tiled walls, extractor fan, UPVC double glazed window to rear.

Outside Front

Low maintenance front garden laid to shingle, selection of shrubs and plants throughout, driveway providing off-road parking, outside light, gated access to rear garden.

Garage

19'9" (6.02m) x 8'5" (2.57m)

Motorised main roller door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to side, electric power and lights.

