



Bittern Close, Necton, Swaffham, PE37 8NP

CHAIN FREE!

Well presented, detached three bedroom bungalow situated in a cul-de-sac location within the popular well serviced village of Necton. The property offers newly fitted bathroom and carpet to lounge, well presented gardens, garage, parking, en-suite, conservatory, GCH + UPVC double glazing.

Price £280,000 Freehold



Bedroom Three
9'11" (3.02m) x 6'11" (2.11m)
 UPVC double glazed window to front, radiator.

Bathroom
 Recently fitted bathroom suite comprising bath, hand wash basin, WC, radiator, tiled splashback, extractor fan, obscure glass UPVC double glazed window to rear.

Garage
16'11" (5.16m) x 8'6" (2.59m)
 Motorised main roller door to front, personnel door opening to rear garden, window to rear, electric power and lights.

Outside Front
 Front garden laid to lawn, path to front door, area laid to shingle, driveway providing off-road parking, outside lights, gated access to rear garden.

Rear Garden
 Enclosed rear garden laid to lawn, selection of established shrubs, trees and plants to beds and borders,

covered paved patio seating area, two wooden garden sheds, garden pond, outside lights, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note
 EPC rating B81 (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.

- Detached Three Bedroom Bungalow
- Well Presented in a Popular Village Location
- Newly Fitted Bathroom and Carpet to Lounge
- Energy Efficiency Rating B81
- En-Suite Shower Room
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Available Chain Free!

Situated in a cul-de-sac location within 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 newly fitted bathroom and carpet to lounge, garage, parking, en-suite shower room, well presented gardens, leased solar panels, gas central heating, conservatory and UPVC double glazing.

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, conservatory, kitchen, three bedrooms with en-suite shower room to bedroom one, bathroom, garage, gardens, parking, leased solar panels, 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, built-in cupboard housing hot water cylinder, radiator, loft access.

Lounge
18'2" (5.54m) x 11'8" (3.56m)
 Feature fireplace currently not in use, new fitted carpet, double glazed sliding patio doors opening to conservatory, UPVC double glazed window to rear, radiator.

Conservatory
15'6" (4.72m) x 9'6" (2.9m)
 Modern UPVC double glazed conservatory, entrance door opening to rear garden, radiator providing year round usage, electric power and lights.

Kitchen
10'6" (3.2m) x 10'1" (3.07m)
 Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for electric cooker with extractor hood over, space for under counter fridge and freezer, UPVC double glazed entrance door opening to side, UPVC double glazed window to front, tiled splashback.

Bedroom One
12'2" (3.71m) x 9'0" (2.74m)
 UPVC double glazed window to rear, radiator, door to en-suite shower room.

En-suite Shower Room
 Shower cubicle, hand wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear, extractor fan.

Bedroom Two
11'9" (3.58m) x 10'1" (3.07m)
 UPVC double glazed window to front, radiator.

