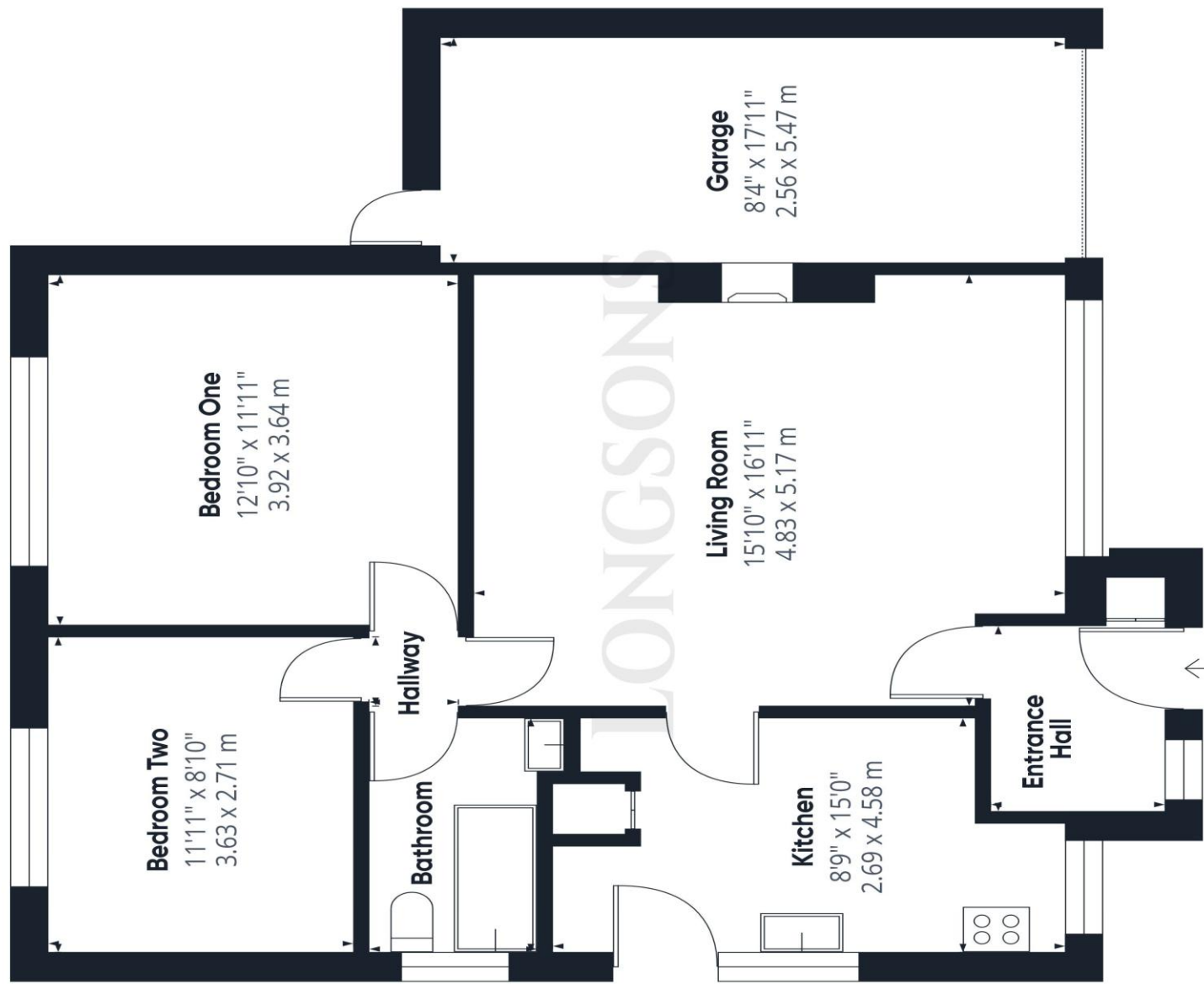




Brackenwoods, Necton, Swaffham, PE37 8EU

CHAIN FREE! Very well presented, two bedroom detached bungalow situated in the popular village of Necton. The property has lots to offer including living room, kitchen, bathroom, garage, gardens to front and rear, gas central heating and UPVC double glazing

Price £260,000 Freehold



Garage
17'11" (5.46m) x 8'4" (2.54m)

Motorised roller door, personal door to rear, fitted cabinets to floor and wall. power and lighting.

Front of Property

Laid to lawn, driveway, outside lighting, gated access to side of property.

Rear Garden

Laid to lawn with established plants and flowers to beds, fencing to perimeter, patio seating area, outside tap, personal door to garage.

Agent's Note

EPC rating D60 (Full copy available on request).

Council tax band B (Own enquiries should be made via Breckland District Council).

- Two Bedrooms
- Popular Development in Well Serviced Village
- Gardens
- Energy Efficiency Rating D60
- Garage and Driveway
- Gas Central Heating and UPVC Double Glazing
- Very Well Presented
- CHAIN FREE!

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 on a popular development in the well serviced village of Necton, Longsons are delighted to present to the market this very well presented two bedroom detached bungalow. The property has lots to offer including living room, kitchen, bathroom, gardens to front and rear, garage, gas central heating and UPVC double glazing throughout.

Available - CHAIN FREE!

Briefly, the property offers entrance hall, living room, kitchen, bathroom, two bedrooms, garage, gardens to front and rear, driveway, 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 off the A47 and a short drive away from the historic market towns of Swaffham and Dereham.

Entrance Hall

Composite entrance door, obscured UPVC double glazed window to front, radiator, built-in storage cupboard.

Living Room

16'11" (5.16m) x 15'10" (4.83m)

Electric fire place, two radiators, UPVC double glazed window to front.

Kitchen

15'0" (4.57m) x 8'9" (2.67m)

Fitted cabinets to floor and wall, laminated worktop over, tiled splashback, integrated fan oven, integrated gas hob with extractor hood over, ceramic sink unit with mixer tap and drainer. space and plumbing for washing machine and tumble dryer,

space for upright fridge/freezer, built-in storage cupboard housing gas boiler, radiator, UPVC double glazed window to front and side, composite entrance door to side.

Bedroom One

12'10" (3.91m) x 11'11" (3.63m)

Radiator and UPVC double glazed window to rear.

Bedroom Two

11'11" (3.63m) x 8'10" (2.69m)

Radiator, UPVC double glazed window to rear.

Bathroom

8'8" (2.64m) x 4'11" (1.5m)

Tiles to wall. WC, hand washbasin, bath with mixer tap and separate hand shower attachment, obscured UPVC double glazed window to rear, towel radiator, loft access.

