



**Necton Road, Little Dunham, PE32 2DN**

william  
h brown

**welcome to**

## **Necton Road, Little Dunham**

>> NO ONWARD CHAIN! A well presented 3 bedroom detached bungalow, occupying a wonderful non-estate, semi-rural position on the edge of Little Dunham village. Set on an extensive plot of approaching 1/3 of an acre (STMS), the property backs onto open fields and offers the opportunity to modernise!



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Porch**

Carpet flooring, internal door opening to the lounge

**Lounge / Dining Room**

21' 8" max narrowing to 12' 5" x 18' 10" min ( 6.60m max narrowing to 3.78m x 5.74m )

Radiator, carpet flooring, television point, UPVC double glazed window to the front aspect.

**Kitchen**

12' 9" x 9' 1" ( 3.89m x 2.77m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double electric oven and fitted ceramic hob with cooker hood over, space for a fridge-freezer, plumbing for washing machine and dishwasher, airing cupboard, radiator, vinyl flooring, UPVC double glazed window to the front aspect, single glazed window into side porch, part glazed door opening to the side porch.

**Side Porch**

Of brick base construction with UPVC double glazed windows to front and side aspect.

**Inner Hall**

Carpet flooring, loft access, radiator, doors opening to all rooms

**Bedroom 1**

12' 5" x 9' 8" ( 3.78m x 2.95m )

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bedroom 2**

9' 1" x 9' 1" ( 2.77m x 2.77m )

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bedroom 3**

9' 2" x 9' ( 2.79m x 2.74m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Shower Room**

Suite comprising vanity hand wash basin with storage under, corner shower cubicle with mains connected shower over and tiled walls behind, fully tiled walls, heated towel rail, storage cabinet, tiled flooring, UPVC double glazed windows to the side aspect.

**Cloakroom W.C**

Suite comprised low level w.c, radiator, fully tiled floor and walls, UPVC double glazed window to side aspect.

**Outside**

This property is set on a plot approaching a third of an acre (STMS) and is approached via a concrete driveway, which provides off-road parking and access to the garage. There is also a generous front garden with plant and shrub bed borders, external lighting.

The substantial rear garden is laid mainly to lawn with a paved patio seating area, timber summer house, timber garden storage shed and various plants, trees, shrubs and hedges. The rear garden also backs onto open fields.

**Garage**

Up & over front door, power sockets and lighting, window to the rear overlooking the garden

**Location**

The semi-rural village of Little Dunham is situated within the catchment area for Litcham High School and boasts easy access onto the A47 for routes to King's Lynn, Norwich and beyond. The village lies 1.5 miles south of its sister village, Great Dunham and 6 miles by road North East from Swaffham. Little Dunham is served by St. Margarets church in the Benefice of Great Dunham and Great Dunham Primary School serves the village. Both of the nearby bustling market towns of Swaffham and Dereham

offer many amenities, including restaurants/cafes and public houses, together with shopping facilities and large supermarkets, doctors and dentists, schooling for all ages, sport and leisure facilities and much more.

**Council Tax Band**

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

**directions to this property:**

Upon entering the village of Little Dunham from the Swaffham/A47 direction, proceed through the village along Necton Road. The bungalow will be found on the left hand side identified by our William H Brown For Sale sign



**view this property online** [williamhbrown.co.uk/Property/SFM110719](http://williamhbrown.co.uk/Property/SFM110719)



welcome to

## Necton Road, Little Dunham

- 3 bedroom detached bungalow
- Opportunity to update and modernise throughout
- Large lounge and fitted kitchen
- approaching 1/3 of an acre plot (STMS)
- Generous rear garden backing onto open fields

Tenure: Freehold EPC Rating: D

Council Tax Band: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**£260,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110719 - 0005

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