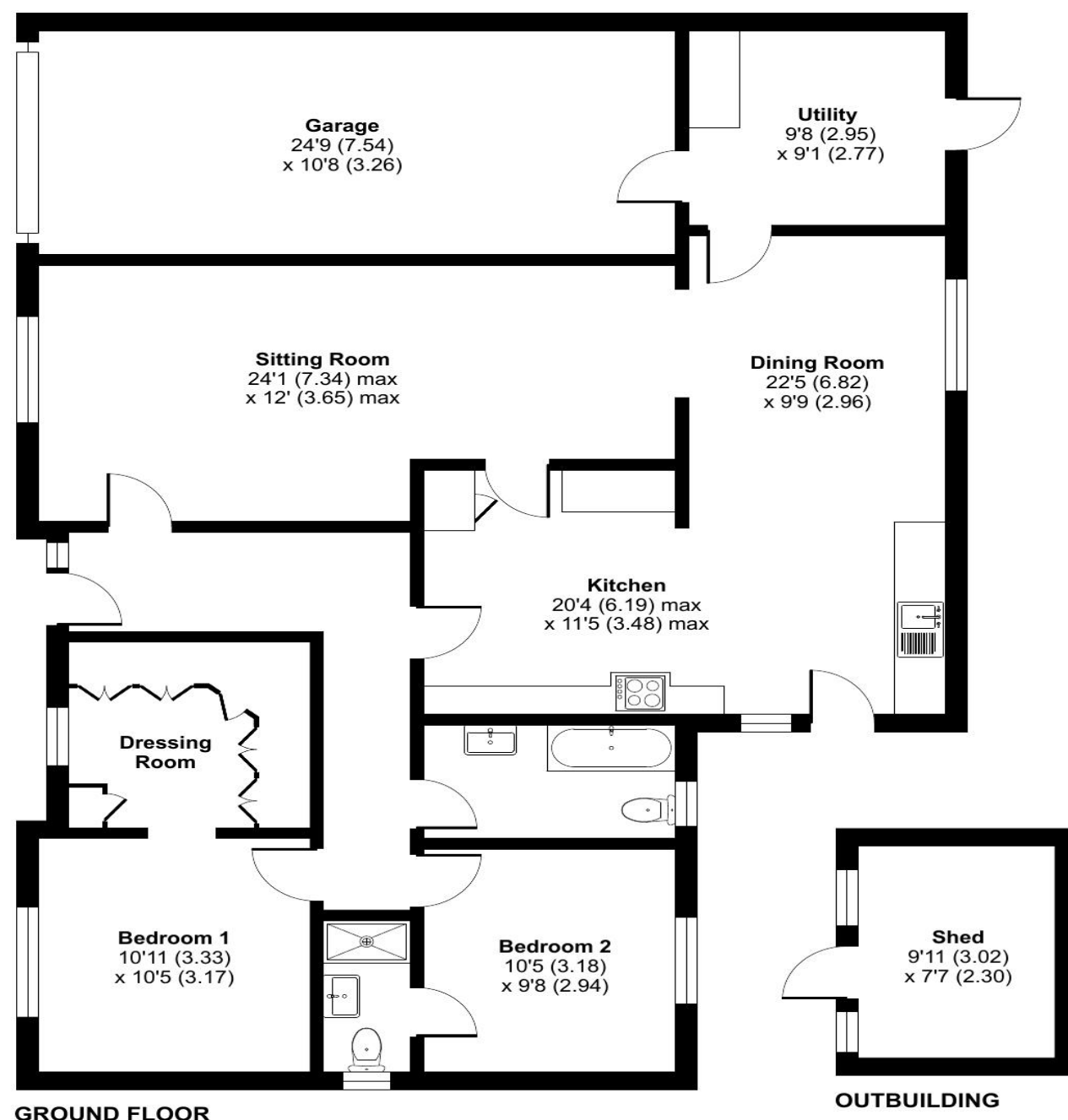




Bengeys Road, Necton, Swaffham, PE37

Approximate Area = 1228 sq ft / 114 sq m
Garage = 255 sq ft / 23.6 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1558 sq ft / 144.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1328013



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Bengeys Road, Necton, Swaffham, PE37 8LZ

Extremely well presented, spacious detached two bedroom bungalow situated in the popular well serviced village of Necton. This fantastic property is move-in ready and has much to offer including open plan kitchen/dining room, lounge, utility room, en-suite shower room, garage, gardens, parking and GCH

Price £350,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



glass UPVC double glazed window to rear, radiator.

Garage 24'9" (7.54m) x 10'8" (3.25m)

Remote control motorised roller door to front, workshop area to rear, electric power and lights.

Outside Front

Well maintained front garden laid to lawn, driveway providing side by side off-road parking, laid to block paving, shrubs, plants and ornamental tree to beds and borders, outside lights, gated access to rear garden.

Rear Garden

Well maintained enclosed rear garden laid to lawn, sizeable paved patio seating area to the side and rear of bungalow, shrubs and plants to borders, wooden garden shed with electric power, external lighting, external power sockets. wooden fence to perimeter, outside tap gated access to front.

Agent's Note

EPC rating C73 (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.

- Spacious Two Bedroom Detached Bungalow
- Popular Village Location
- Open Plan Kitchen/Dining Room
- Energy Efficiency Rating C73
- Garage with Workshop
- Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this extremely well presented, spacious detached two bedroom bungalow. This fantastic property has much to offer and includes en-suite shower room, utility room, open plan kitchen/dining room, lounge, garage with workshop area, parking, well presented gardens, modern gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, open plan kitchen/dining room, two bedrooms, en-suite shower room, two bedrooms, bathroom, 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 Hall

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

Lounge

24'1" (7.34m) Max x 12'0" (3.66m) Max

Feature fireplace with inset electric fire, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room

Kitchen Area

20'4" (6.2m) Max x 11'5" (3.48m) Max

Dining Area

22'5" (6.83m) x 9'9" (2.97m)

L-shaped room with fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch appliances including washing machine, dishwasher, double oven and hob and freezer, integrated fridge, tiled splashback, built-in cupboard housing hot water cylinder, UPVC double glazed entrance door opening to rear garden, UPVC double glazed windows to rear and side, radiator.

Utility Room

9'8" (2.95m) x 9'1" (2.77m)

Fitted kitchen units to walls and floor, work surface over, modern wall mounted gas central heating boiler, entrance door opening to rear garden, personnel door to garage.

Bedroom One

10'11" (3.33m) x 10'5" (3.18m)

Fitted wardrobes, dressing table and drawers to dressing area, UPVC double glazed window to front, radiator.

En-Suite Shower Room

En-suite shower room, double shower cubicle, wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to side, radiator.

Bedroom Two

10'5" (3.18m) x 9'8" (2.95m)

UPVC double glazed window to rear, radiator, door to en-suite shower room.

Bathroom

Bathroom suite comprising double ended bath with centrally mounted mixer tap, wash basin set within fitted cabinet, WC, fully tiled walls, obscure

