

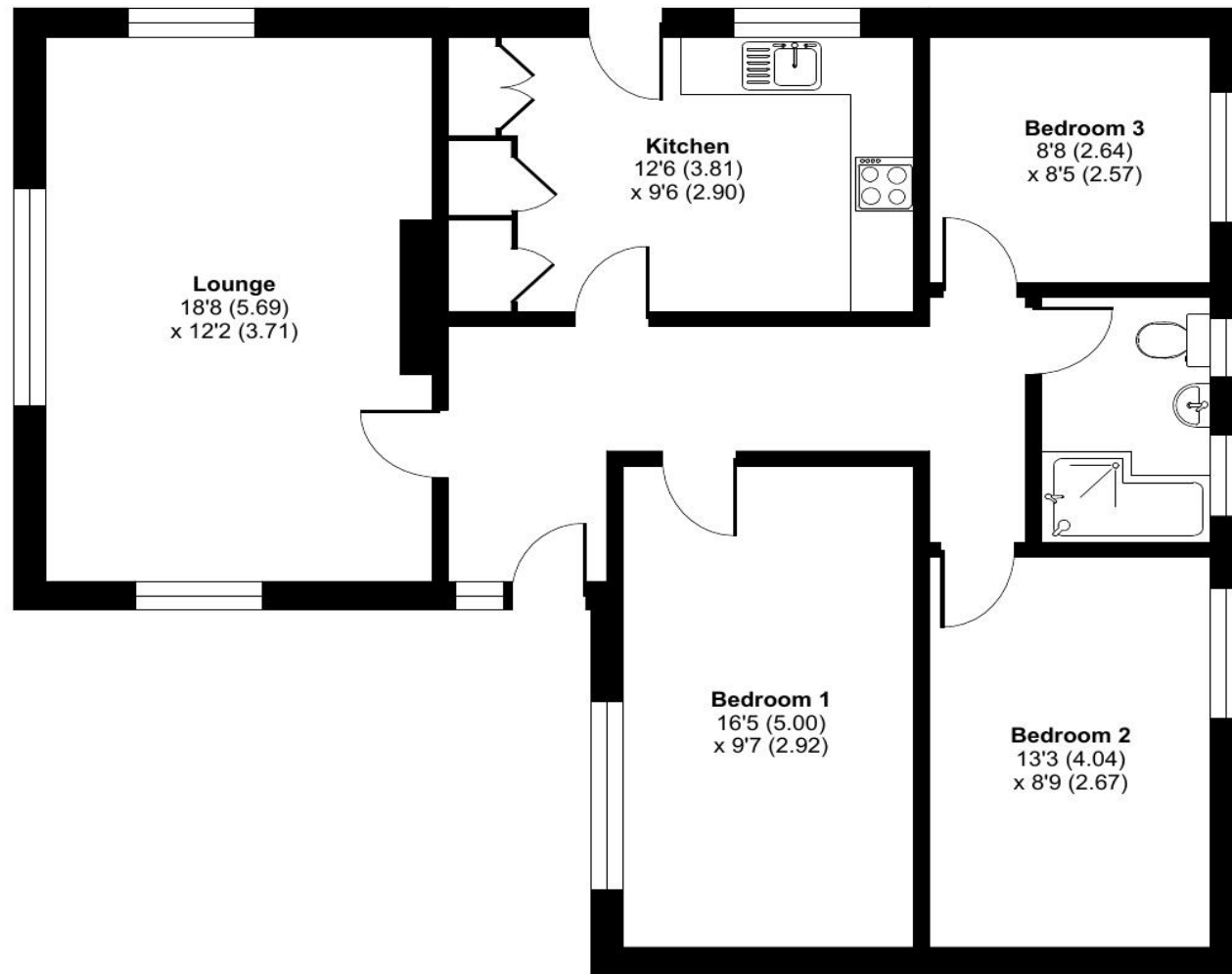
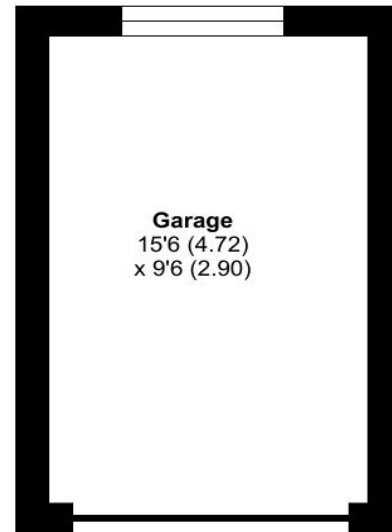
6 Ketts Hill, Necton, Swaffham

Approximate Area = 924 sq ft / 85.8 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale



GROUND FLOOR



Ketts Hill, Necton, Swaffham, PE37 8HX

CHAIN FREE!

Very well presented, detached three bedroom bungalow situated in the popular well serviced village of Necton. The property offers modern kitchen and bathroom, garage, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Offers in Excess of £250,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1174483



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Garage
15'6" (4.72m) x 9'6" (2.9m)

Concrete panel construction, main up and over door to front, electric light and power, UPVC double glazed window to rear.

Outside Front

Garden laid to lawn, driveway laid to shingle providing parking for several vehicles, outside light, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, outside tap, wooden fence to perimeter, access to front.

Agent's Notes

EPC rating D59 (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.

- CHAIN FREE
- Detached House
- Three Bedrooms
- Energy Efficiency Rating - D59
- Gardens, Parking and Garage
- Gas Central Heating
- UPVC Double Glazing
- Viewing Highly Recommended

Situated in the popular well serviced Norfolk village of Necton, Longsons are delighted to bring to the market this very well presented, detached three bedroom bungalow. The property offers modern kitchen and bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, three bedrooms, bathroom, 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

18'8" (5.69m) x 12'2" (3.71m)

Triple aspect UPVC double glazed windows to front and both sides, feature fireplace with inset electric modern fire, radiator.

Kitchen

12'6" (3.81m) x 9'6" (2.9m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit, mixer tap and drainer, integrated double electric oven, space and plumbing for washing machine, integrated Neff induction hob with extractor hood over, built-in cupboard housing modern gas central heating boiler, built-in cupboard housing hot water cylinder, composite entrance door opening to side, UPVC double glazed window to side, tiled splashback, radiator.

Bedroom One

16'5" (5m) x 9'7" (2.92m)

UPVC double glazed window to front, radiator.

Bedroom Two

13'3" (4.04m) x 8'9" (2.67m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8'8" (2.64m) x 8'5" (2.57m)

UPVC double glazed window to rear, radiator.

Bathroom

Modern bathroom suite comprising 'P' shaped bath with shower over, wall mounted water controls and shower screen, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

