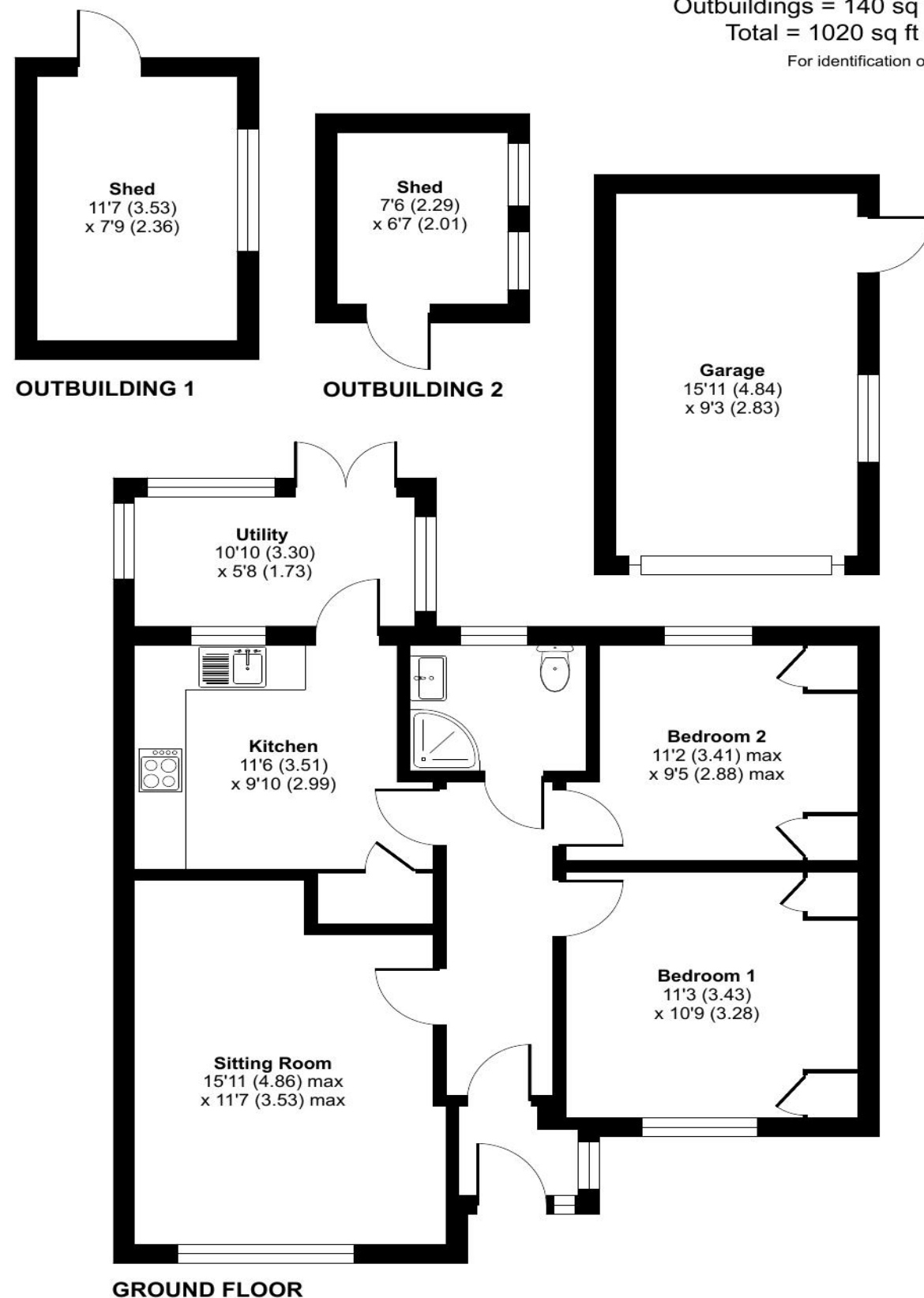


Wyndfields, Necton, Swaffham, PE37

Approximate Area = 732 sq ft / 68 sq m
 Garage = 148 sq ft / 13.7 sq m
 Outbuildings = 140 sq ft / 13 sq m
 Total = 1020 sq ft / 94.7 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). © nichecom 2025. Produced for Longsons. REF: 1241939



Wyndfields, Necton, Swaffham, PE37 8HD

CHAIN FREE!

Detached two bedroom bungalow situated in the popular well serviced village of Necton. The property offers garage, parking, gardens, shower room, utility room, gas central heating and UPVC double glazing.

Price £230,000 Freehold

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

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Garage 15'11" (4.85m) x 9'3" (2.82m)

Main up and over door to front, entrance door opening to rear garden, window to side.

Outside Front

Front garden laid to low maintenance slate chippings, driveway providing side by side off-road parking and access to garage, shrubs and plants to beds, outside light, garden wall to perimeter, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, shrubs and plants to beds and borders, raised vegetable beds, two wooden garden sheds, greenhouse, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C69 (Full copy available on request)

Council tax band B (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 Two Bedroom Bungalow
- Popular Village Location
- Kitchen and Utility Room
- Energy Efficiency Rating C69
- Garage, Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing
- Available CHAIN FREE!

Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this detached two bedroom bungalow. The property offers garage, parking, gardens, utility room, shower room, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance porch, sitting room, hallway, kitchen, utility room, two bedrooms, shower room, garage, parking, gardens, gas central heating 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 Porch

UPVC double glazed entrance door to front, UPVC double glazed window to front and side.

Hallway

Loft access, radiator.

Sitting Room

15'11" (4.85m) x 11'7" (3.53m)

UPVC double glazed window to front, radiator.

Kitchen

11'6" (3.51m) x 9'10" (3m)

Fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for tall upright fridge/freezer, built in storage cupboard, tiled splashback, window to rear, entrance door opening to utility room.

Utility Room

10'10" (3.3m) x 5'8" (1.73m)

Space and plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed window to rear and side, UPVC double glazed French doors opening to rear garden.

Bedroom One

11'3" (3.43m) x 10'9" (3.28m)

Fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Two

12'2" (3.71m) x 9'5" (2.87m)

Fitted wardrobes, UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, wash basin set within fitted cabinet, concealed cistern WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

