

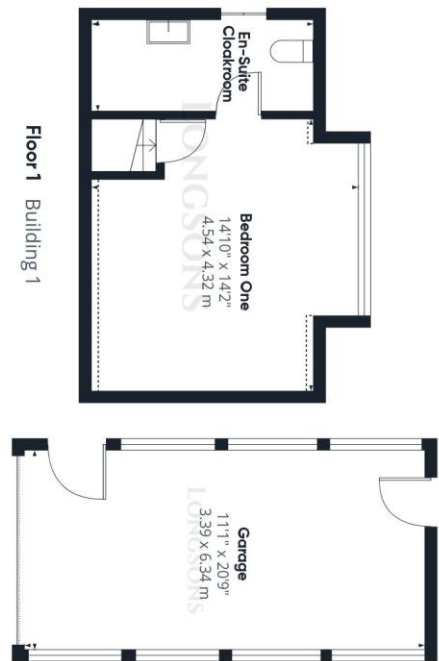
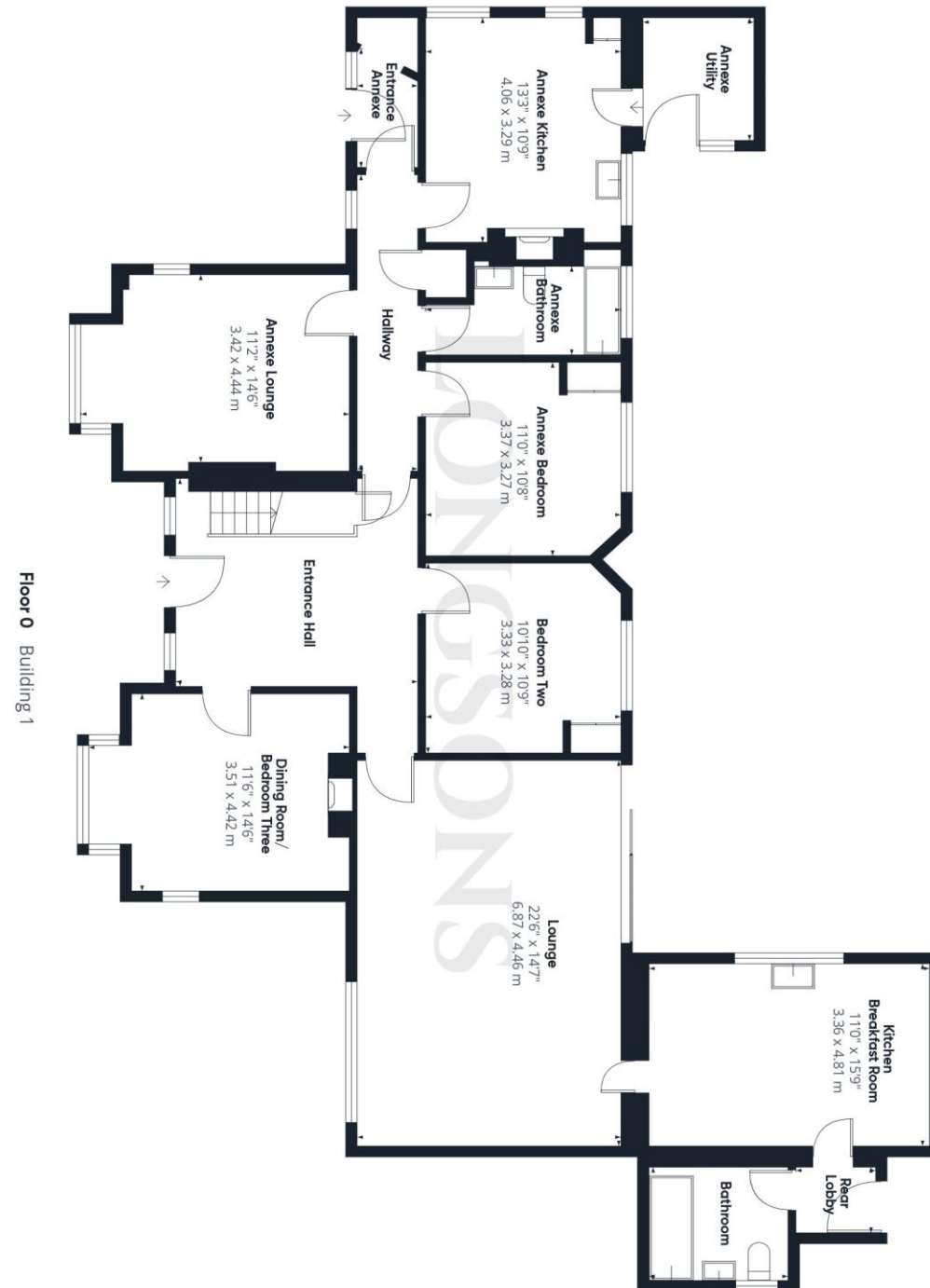


2 Tuns Road, Necton, Swaffham, PE37 8EH

Substantial detached three bedroom bungalow with a one bedroom annexe in the popular village of Necton. The property is in need of an update and offers kitchen/breakfast room, four bedrooms, two bathrooms, gardens, garage, UPVC double glazing and oil central heating.

Huge potential on offer!

Price £275,000 Freehold





Lounge (Annexe)
14'6" (4.42m) x 11'2" (3.4m)
 Walk-in UPVC double glazed bay window to front, feature fireplace.

Kitchen (Annexe)
13'3" (4.04m) x 10'9" (3.28m)
 Fitted kitchen units to floor and walls, work surface over, stainless steel sink unit, space for appliances.

Utility Room (Annexe)
 Door leading to rear garden.

Bedroom (Annexe)
11'1" (3.38m) x 10'10" (3.3m)
 UPVC double glazed window to rear.

Bathroom (Annexe)
 Bath, hand wash wash basin, WC.

Outside Front
 Front garden laid to lawn with a selection of shrubs and conifers to borders, large driveway laid to shingle with ample parking for numerous vehicles leading to single garage at the side, wooden fence to boundaries.

Rear Garden
 Laid to lawn, covered decking seating area, shrubs and plants to borders, wooden fence and garden wall to boundary. Area to rear of annexe

fenced for privacy and laid to lawn with flowers and shrubs to borders, gated access to driveway and annexe parking to side.

Agent's Note
 EPC rating F33 (Full copy available on request)
 Council tax band D (Own enquiries should be made via Breckland District Council)

Agent's Note 2
 The vendor has informed us there has been previous planning permissions granted therefore there may be further potential for development (STPP)

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 Bungalow
- Three Bedrooms with a One Bedroom Annexe
- Flexible Accommodation
- Energy Efficiency Rating
- Garage, Gardens and Ample Parking
- UPVC Double Glazing and Oil Central Heating
- Huge Potential with Scope for Development
- Village Location

Situated in the popular village of Necton, Longsons are delighted to bring to the market this three bedroom bungalow with one bedroom annexe. The bungalow is a substantial spacious, detached bungalow with a total of four bedrooms. The property offers UPVC double glazing, ample parking, garage and gardens, flexible accommodation with an internal separating door dividing the main residence from the self contained annexe area.

Huge potential on offer! With scope for development (STPP)

Briefly property offers gardens, garage, UPVC double glazing and oil central heating.

The main property offers entrance hall, lounge, kitchen/breakfast room, dining room/bedroom three, two further bedrooms, en-suite cloakroom to bedroom one, rear lobby, bathroom.

The annexe provides one further bedroom, entrance porch, entrance hall, lounge, kitchen, utility and bathroom.

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

Entrance door to front, stairs to first floor.

Lounge

22'6" (6.86m) x 14'7" (4.45m)
 UPVC double glazed window to front, feature fireplace, UPVC double glazed patio doors opening to rear garden, two radiators.

Dining Room/Bedroom Three
14'6" (4.42m) x 11'11" (3.63m)

Walk-in UPVC double glazed bay window to front, UPVC double glazed window to side, radiator.

Kitchen/Breakfast Room
15'10" (4.83m) x 11'1" (3.38m)

Range of fitted cabinets to walls and floor, work surface over, one and a half stainless steel sink unit with mixer tap and drainer, tiled splashbacks, integrated electric oven, ceramic hob

with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, UPVC double glazed window to side.

Rear Lobby

Storage cupboard, entrance door to rear garden.

Bathroom

Bath, hand wash basin, WC, radiator, obscure glass UPVC double glazed window to side.

Bedroom Two

11'0" (3.35m) x 10'10" (3.3m)
 Built-in cupboard, UPVC double glazed window to rear, radiator.

Bedroom One (First Floor)

14'10" (4.52m) x 14'2" (4.32m)
 UPVC double glazed window to rear, radiator, eaves storage, door to en-suite cloakroom.

En-suite Cloakroom

Dressing area, wash basin, WC.

ANNEXE

Entrance Porch (Annexe)

Entrance Hall (Annexe)

Entrance door.

