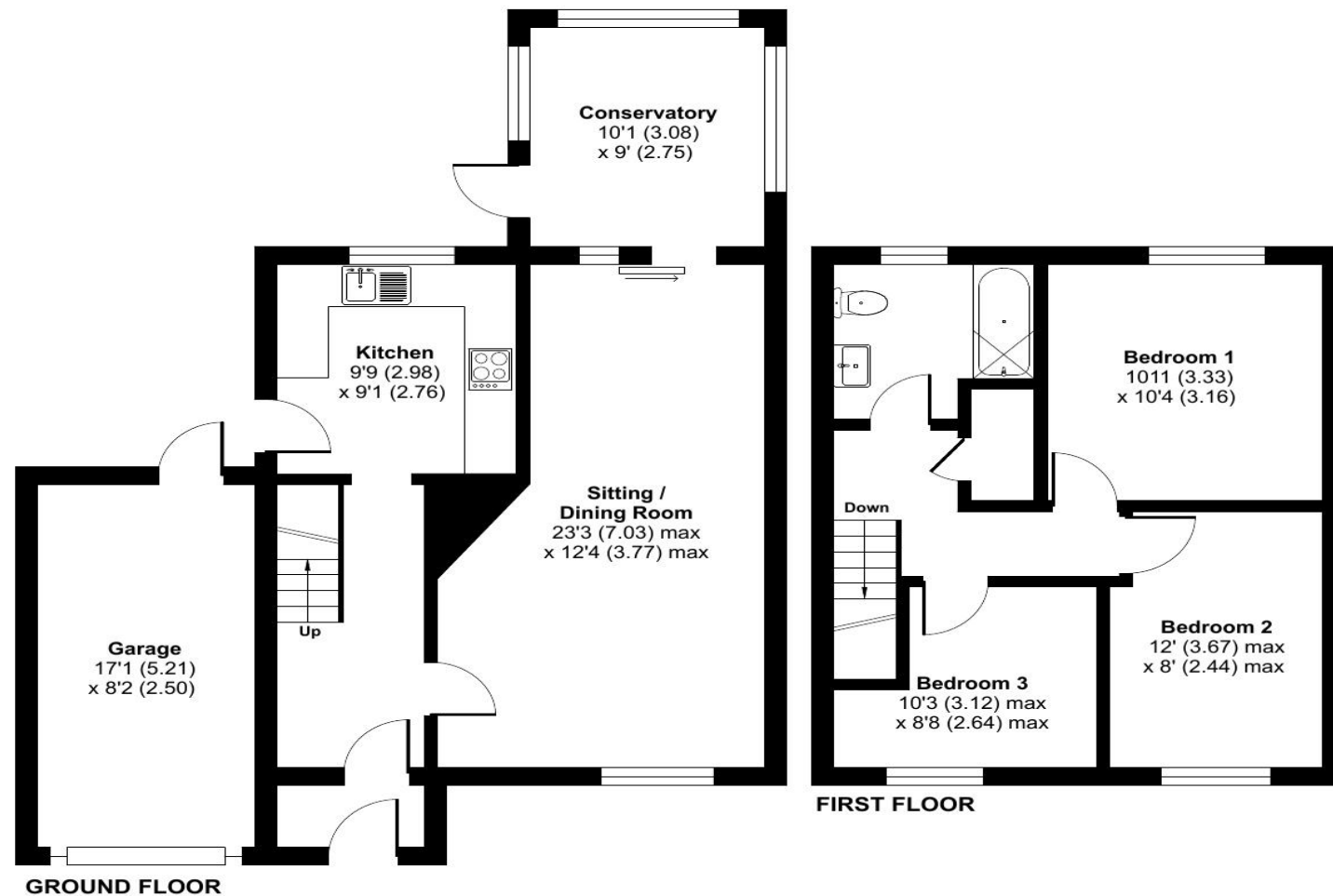


North Pickenham Road, Necton, Swaffham, PE37

Approximate Area = 975 sq ft / 90.5 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1112 sq ft / 103.3 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: 1317015



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



North Pickenham Road, Necton, Swaffham, PE37 8EF

CHAIN FREE!

Very well presented, updated semi-detached three bedroom house situated in the popular village of Necton. The property offers replacement modern kitchen, conservatory, parking for several vehicles, garage, gardens, GCH and UPVC double glazing.

Guide Price £250,000 to £260,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Situated in the ever popular, well serviced village of Necton, Longsons are delighted to bring to the market this very well presented, recently modernised semi-detached three bedroom house. This fantastic property offers replacement modern kitchen, conservatory, water softener, garage, gardens, parking for several vehicles, UPVC double glazing and gas central heating.

Viewing highly recommended.

Offered CHAIN FREE!

Briefly the property offers entrance porch, hallway, lounge/dining room, conservatory, kitchen, three bedrooms, bathroom, garage, gardens, parking, UPVC double glazing and gas central heating.

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, radiator.

Hallway

Stairs to first floor, radiator.

Lounge/Dining Room

23'3" (7.09m) Max x 12'4" (3.76m) Max

UPVC double glazed window to front, UPVC double glazed patio doors opening to conservatory, two radiators.

Kitchen

9'9" (2.97m) x 9'1" (2.77m)

Range of modern, recently fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, integrated Bosch gas hob with extractor hood over, integrated Bosch electric oven, integrated dishwasher, space for tall upright fridge/freezer, under stairs storage area, tiled splashback, UPVC double glazed entrance door opening

to rear garden, UPVC double glazed window to rear.

Conservatory

10'1" (3.07m) x 9'0" (2.74m)

Modern UPVC double glazed conservatory, French doors opening to rear garden, vertical radiator providing year round usage, electric power.

Stairs and Landing

Built-in storage cupboard.

Bedroom One

10'11" (3.33m) x 10'4" (3.15m)

UPVC double glazed window to rear, radiator.

Bedroom Two

12'0" (3.66m) Max x 8'0" (2.44m) Max

UPVC double glazed window to front, radiator.

Bedroom Three

10'3" (3.12m) Max x 8'8" (2.64m) Max

UPVC double glazed window to front, radiator.

Bathroom

Bathroom suite comprising P shaped bath with rainfall shower head, separate hand shower attachment and shower screen, wash basin and WC both set within fitted cabinets, vertical towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

Garage

17'1" (5.21m) x 8'2" (2.49m)

Double doors to front, entrance door opening to rear garden, electric power and lights.

Front Garden

Low maintenance front garden laid to shingle providing off-road parking for several vehicles, shrubs and plants to borders, outside light, wooden fence and garden wall to perimeter.

Rear Garden

Enclosed, well presented rear garden laid to lawn, paved patio seating area positioned to catch the sun, outside tap, shrubs to borders, wooden fence to perimeter.

Agent's Notes

EPC rating C73 (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.

- Semi-Detached Three Bedroom House
- Recently Updated Throughout
- Conservatory
- Energy Efficiency Rating C73
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- Offered CHAIN FREE!

