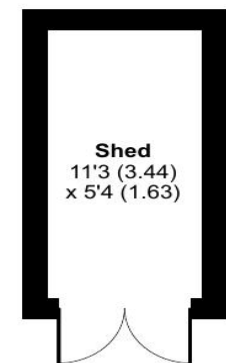
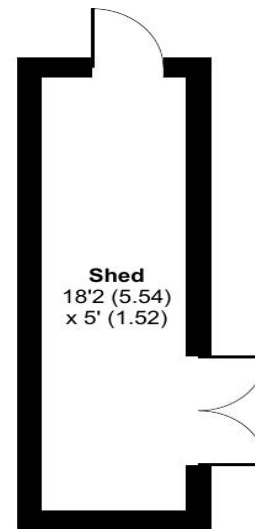


Tuns Road, Necton, Swaffham, PE37

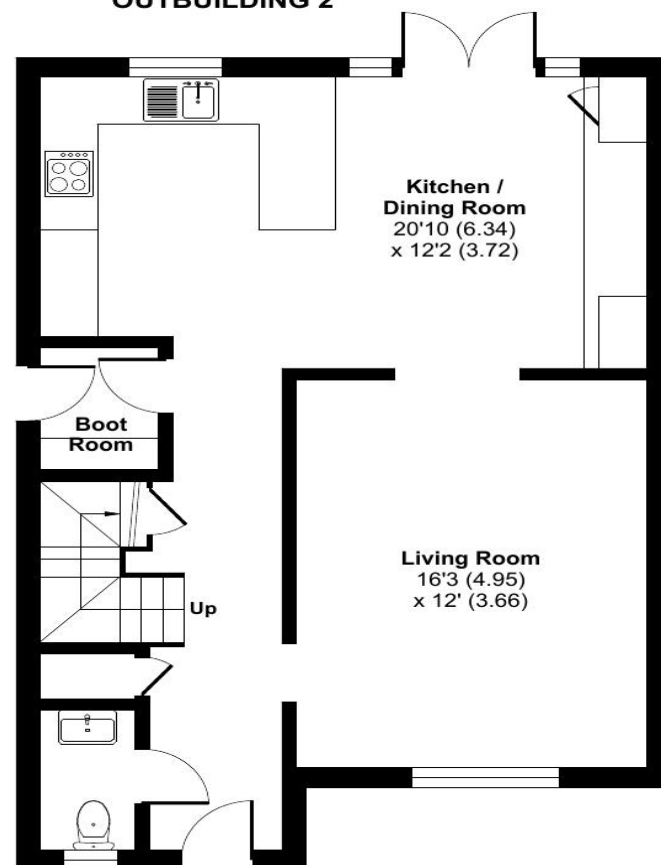
Approximate Area = 1260 sq ft / 117 sq m
 Outbuilding = 151 sq ft / 14 sq m
 Total = 1411 sq ft / 131 sq m
 For identification only - Not to scale



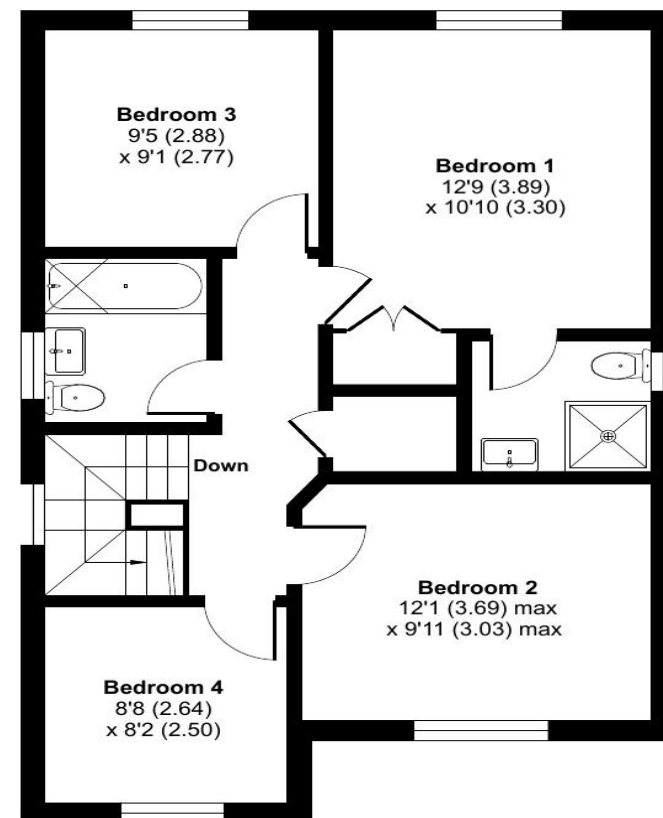
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1372089



Tuns Road, Necton, Swaffham, PE37 8EH

Extremely well presented spacious detached four bedroom house backing onto open farmland situated in the popular well serviced village of Necton. This superb property offers kitchen/dining room with integrated appliances, en-suite shower room, cloakroom, WC, parking, gardens and gas central heating.

Price £375,000 Freehold

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Situated with open farmland to the rear, in the popular well serviced village of Necton, Longsons are delighted to bring to the market, this extremely well presented spacious detached four bedroom house. This fantastic property offers kitchen/dining room with integrated appliances, en-suite shower room, cloakroom with WC, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, 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

UPVC double glazed entrance door to front, stairs to first floor, under stairs storage cupboard, built-in cupboard housing gas central heating boiler, radiator.

Lounge

16'3" (4.95m) x 12'0" (3.66m)

UPVC double glazed window to front, opening through to kitchen/dining room, radiator.

Kitchen/Dining Room

20'10" (6.35m) x 12'2" (3.71m)

Fitted kitchen units to walls and floor, worksurface over, enamel sink unit with mixer tap and drainer, breakfast bar, range of integrated appliances including electric oven and grill, fridge, freezer, dishwasher and washing machine, UPVC double glazed French doors opening to rear garden, fitted shelving units with integrated lighting, UPVC double glazed window to rear, radiator.

Side Lobby

UPVC double glazed entrance door opening to side.

Cloakroom

Hand wash basin set within fitted cabinet, obscure glass UPVC double glazed window to front, extractor fan, radiator.

Stairs and Landing

Built-in storage cupboard, obscure glass UPVC double glazed window to side.

Bedroom One

12'9" (3.89m) x 10'10" (3.3m)

UPVC double glazed window to rear enjoying open countryside views, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side.

Bedroom Two

12'1" (3.68m) Max x 9'11" (3.02m) Max

UPVC double glazed window to front, radiator.

Bedroom Three

9'5" (2.87m) x 9'1" (2.77m)

UPVC double glazed window to rear enjoying far reaching countryside views, radiator.

Bedroom Four

8'8" (2.64m) x 8'2" (2.49m)

UPVC double glazed window to front, radiator.

Bathroom

Suite comprising bath with rainfall over and separate hand shower attachment and shower screen, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side.

Outside Front

Garden laid to lawn, parking area laid to shingle, path to front door, shrubs to

beds, outside lights, gated access to rear garden.

Rear Garden

Rear garden backing onto open countryside, paved patio seating area, wooden workshop, wooden garden shed, outside lights, outside electric power sockets, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating B85 (Full copy available on request)

Council tax band F (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.

- Four Bedroom Detached House

- Extremely Well Presented and Spacious

- Cloakroom, Bathroom and En-Suite

- Energy Efficiency Rating B85

- Kitchen/Dining Room with Integrated Appliances

- Gardens and Parking

- Gas Central Heating and UPVC Double Glazing

- Backing Onto Open Farmland

