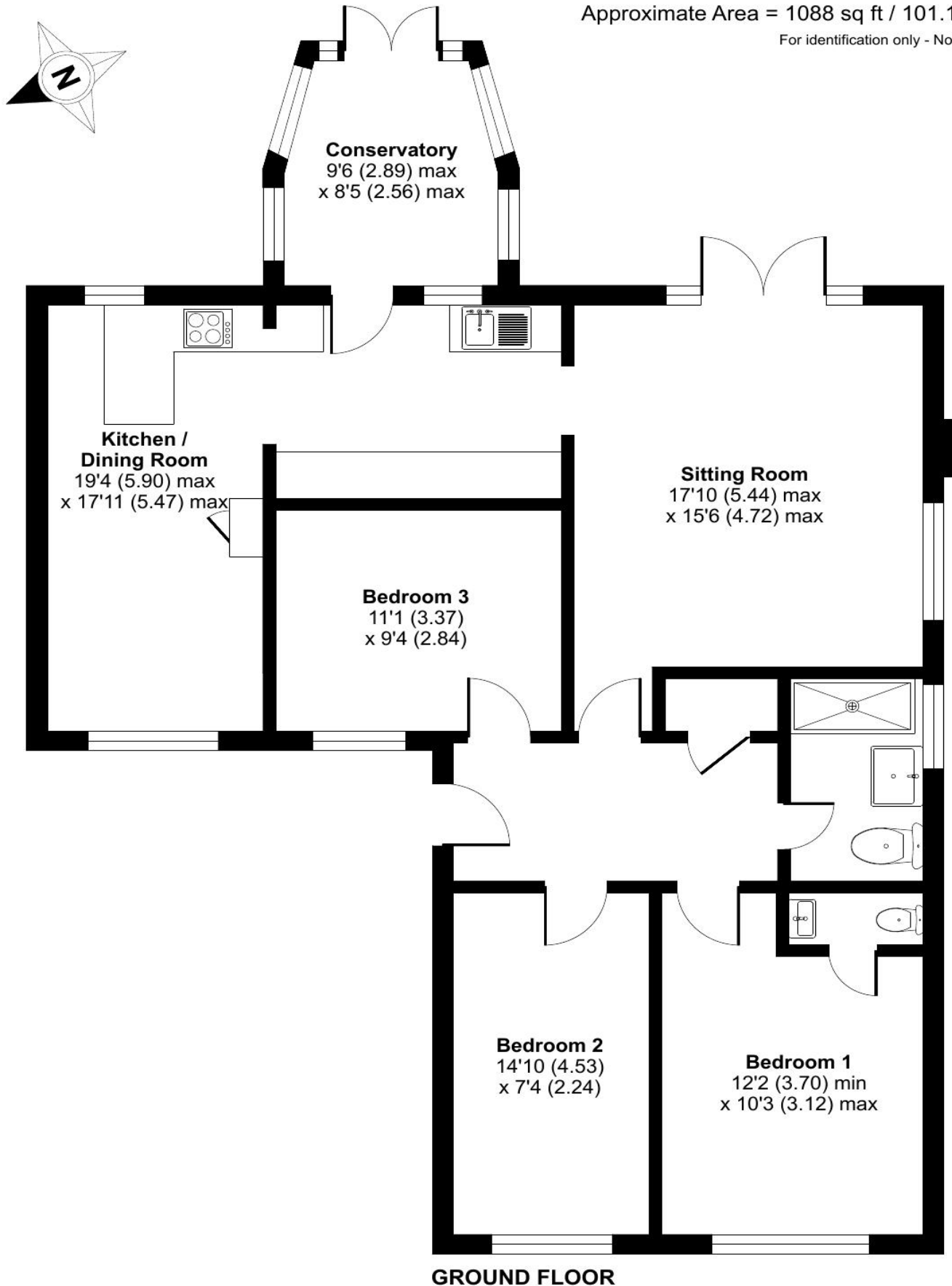


# Brackenwoods, Swaffham, PE37

Approximate Area = 1088 sq ft / 101.1 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). © nchecon 2024. Produced for Longsons. REF: 1288171



## Brackenwoods, Necton, Swaffham, PE37 8EU

A well proportioned three bedroom detached bungalow located in the well serviced, sought after village of Necton. The property boasts recently fitted kitchen, new boiler, conservatory, shower room, gas central heating and UPVC double glazing.

**Price £340,000 Freehold**

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

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### Shower Room

Suite comprising double walk-in shower cubicle. WC and wash basin set within fitted cabinet, fully tiled walls, two obscured glass UPVC double glazed windows to side, towel radiator.

### Outside Front

The front garden is laid to lawn with a brickweave driveway providing off road parking, gated access to the rear.

### Rear Garden

Rear garden is mainly laid to lawn with a paved patio seating area, fish pond, plants, trees and shrubs to beds and borders, large workshop and summer house.

### Agent's Notes

EPC rating C69 (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.

- Three Bedroom Detached Bungalow
- Sought After Village Location
- Recently Fitted Kitchen/Dining Room
- Energy Efficiency Rating C69
- Conservatory
- New Boiler Providing Gas Central heating
- UPVC Double Glazing
- Viewing Highly Recommended!

Situated in the well serviced sought after village of Necton, Longsons are delighted to bring to the market this well proportioned three bedroom detached bungalow. The property benefits from a recently fitted kitchen/dining room, conservatory, modern shower room, new boiler providing gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly the property offers entrance hall, sitting room, kitchen/dining room, conservatory, three double bedrooms, shower room, parking, gardens, 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 door to front, loft hatch, airing cupboard, radiator.

### Sitting Room

**17'10" (5.44m) x 15'6" (4.72m)**  
UPVC double glazed window to the side, feature brick fireplace with inset AGA wood burning stove, radiator, UPVC double glazed French doors leading to the garden.

### Kitchen/Dining Room

**19'4" (5.89m) Max x 17'11" (5.46m) Max**  
L- shaped room with fitted kitchen units to walls and floor, work surface over, single drainer sink unit with mixer tap, tiled splashbacks, electric hob with extractor hood over, integrated oven, two integrated fridge/freezers,

integrated dishwasher, space and plumbing for washing machine, radiator, two UPVC double glazed windows to rear, UPVC double glazed window to front, double glazed door leading to conservatory.

### Conservatory

**9'6" (2.9m) Max x 8'5" (2.57m) Max**  
UPVC double glazed conservatory with brick base, French doors opening to rear garden.

### Bedroom One

**14'10" (4.52m) Max x 10'3" (3.12m) Max**  
UPVC double glazed window to front, radiator, en-suite WC and hand wash basin.

### Bedroom Two

**41'10" (12.75m) x 7'4" (2.24m)**  
UPVC double glazed window to front, radiator.

### Bedroom Three

**11'1" (3.38m) x 9'4" (2.84m)**  
UPVC double glazed window to front, radiator.

