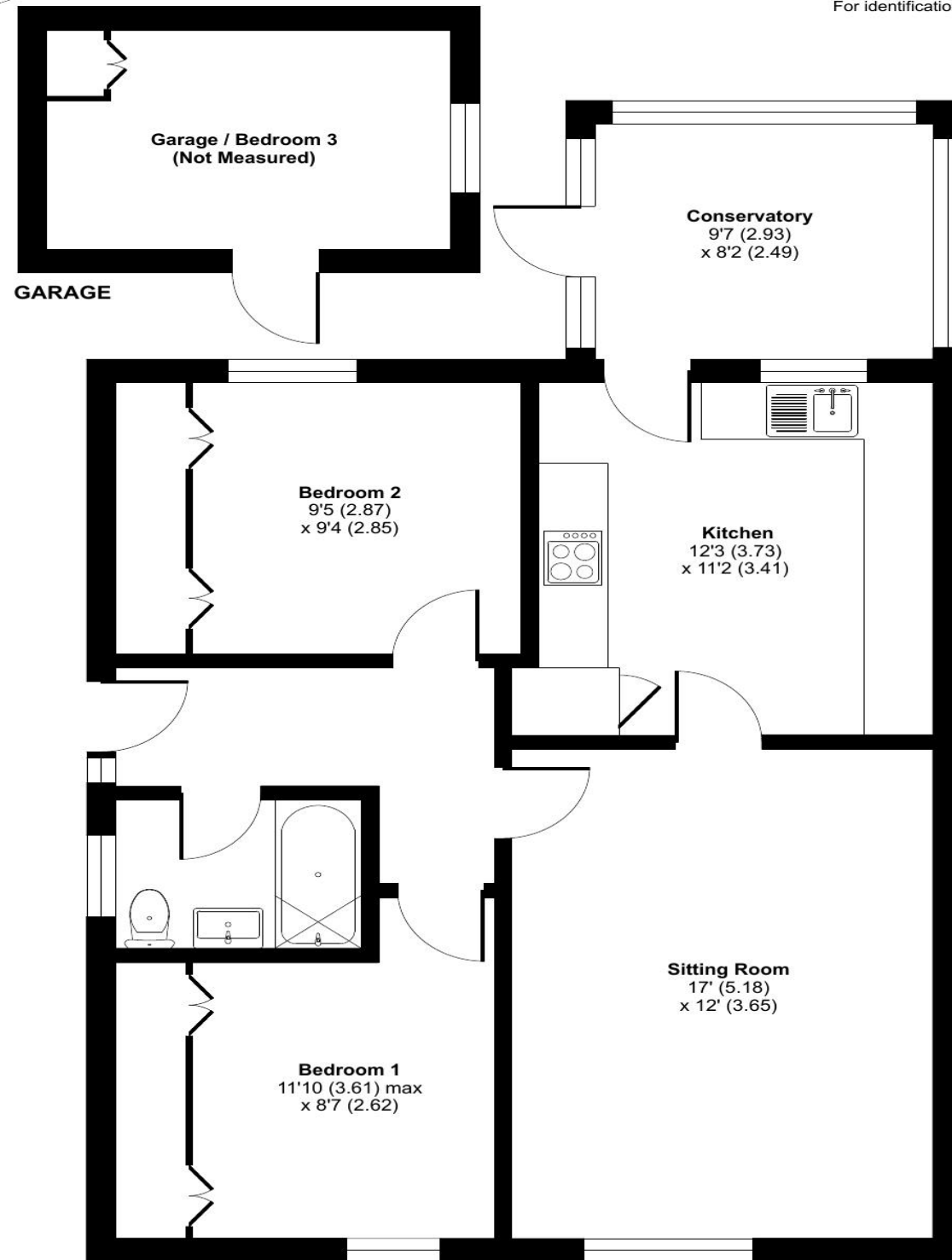




Masons Drive, Necton, Swaffham, PE37

Approximate Area = 777 sq ft / 72.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Longsons. REF: 1348841



Masons Drive, Necton, Swaffham, PE37 8EE

CHAIN FREE! Very well presented, detached two bedroom bungalow situated in the popular well serviced village of Necton. This fantastic property offers converted currently garage set up as an additional bedroom, low maintenance gardens, parking, solar PV, gas central heating and UPVC double glazing.

Price £250,000 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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Outside Front

Low maintenance garden laid to shingle, driveway providing ample parking, car port providing covered parking, picket fence to perimeter, gated access to rear garden.

Rear Garden

Enclosed, low maintenance rear garden laid to shingle, wooden decked seating area, further seating area laid to patio paving slabs, wooden garden shed/workshop with electric light and power, metal storage shed, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

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 Bungalow
- Two Bedrooms
- Conservatory
- Energy Efficiency Rating C69
- Converted Garage
- Low Maintenance Gardens
- Solar PV Helping Electric Bills
- Chain Free!

Situated in the popular, well serviced village of Necton, Longsons are delighted to bring to the market this very well presented, detached two bedroom bungalow. This fantastic property offers converted garage currently set up as an additional bedroom, conservatory, low maintenance gardens, parking, car port, solar PV panels helping to keep electric bills lower, gas central heating and UPVC double glazing.

Offered for sale - CHAIN FREE!

Viewing advised!

Briefly, the property offers entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom, converted garage currently set up as additional bedroom, low maintenance gardens, gas central heating ad 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, loft access, radiator.

Lounge

17'0" (5.18m) x 12'0" (3.66m)

UPVC double glazed window to front, radiator.

Kitchen

12'3" (3.73m) x 11'2" (3.4m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and half bowl sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, built in storage cupboard, space for under counter fridge and freezer, space and plumbing for washing machine, tiles to floor, tiled splashback, UPVC double glazed window to rear.

Conservatory

9'7" (2.92m) x 8'2" (2.49m)

UPVC double glazed conservatory, entrance door opening to rear garden.

Bedroom One

11'10" (3.61m) Max x 8'7" (2.62m)

UPVC double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

9'5" (2.87m) x 9'4" (2.84m)

UPVC double glazed window to front, built in wardrobes, radiator.

Bathroom

Bathroom suite comprising double ended bath with centrally mounted mixer tap and shower over and shower screen, wash basin, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side, extractor fan.

Converted Garage

Currently set up and used as an additional bedroom, fully plastered walls and ceiling, built in wardrobe, UPVC double glazed window to rear, entrance door opening to rear garden.

