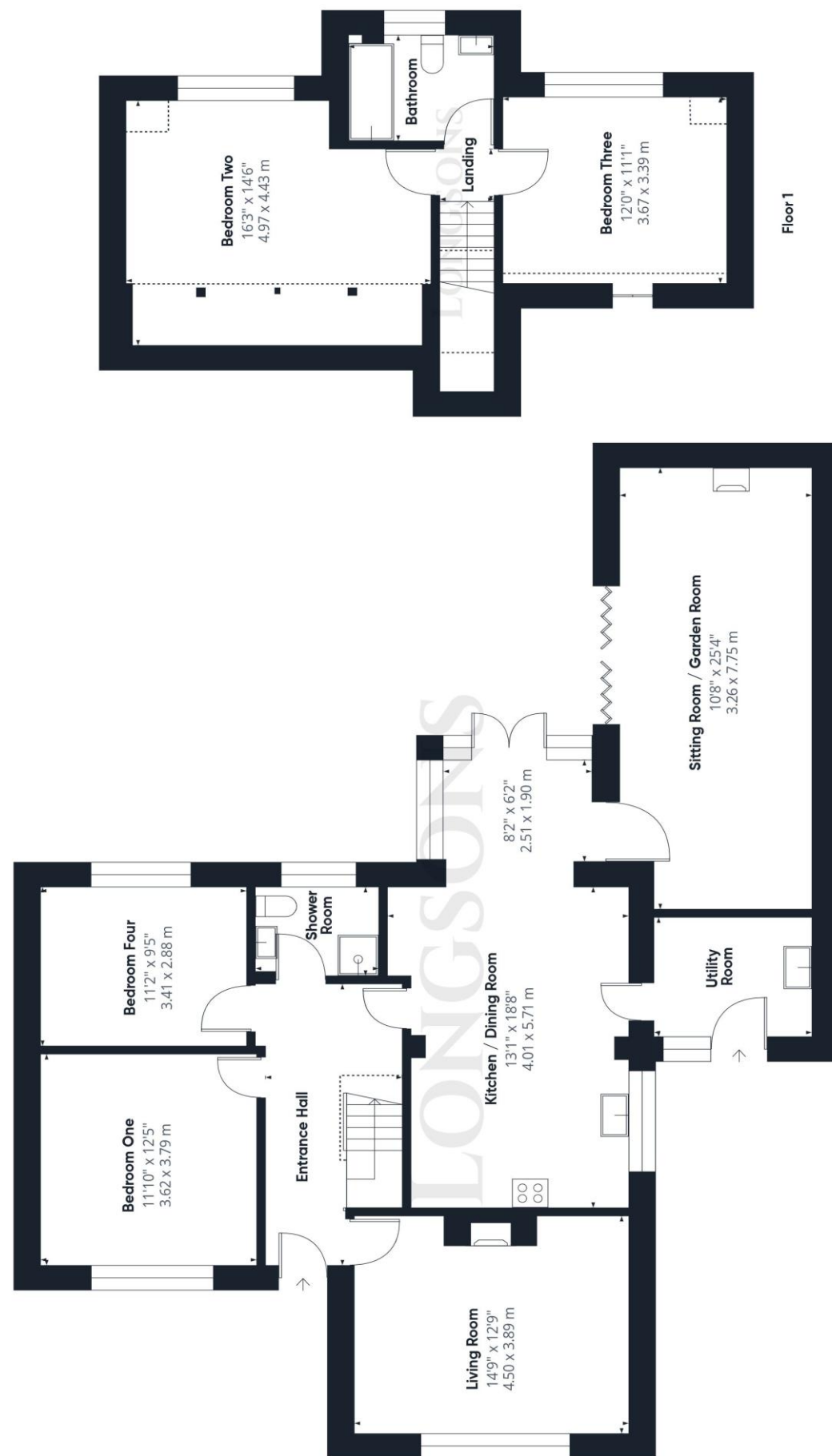




Chantry Lane, Necton, Swaffham, PE37 8ET

Absolutely fabulous, extremely well presented four double bedroom detached bungalow/chalet situated in the popular village of Necton, the property has plenty to offer including two reception rooms, kitchen/dining room, utility room, delightful gardens, gas central heating and UPVC double glazing.

Price £425,000 Freehold



Conveniently situated in the heart of the popular village of Necton, Longsons are delighted to bring to the market this fabulous, extremely well presented four double bedroom detached bungalow/chalet. The property has plenty to offer including two reception rooms, two log burning stoves, shower room and bathroom, landscaped gardens, open plan kitchen/dining room, off-road parking, gas central heating and double glazing.

Briefly, the property offers entrance hall, living room, two ground floor bedrooms, shower room, kitchen/dining room, utility room, second living room/garden room, bathroom, two upstairs bedrooms, gardens to front and rear, driveway, 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 off the A47 and a short drive away from the historic market town of Swaffham.

Entrance Hall
8'10" (2.69m) x 7'0" (2.13m)
Composite entrance door, radiator, stairs to first floor.

Lounge
14'9" (4.5m) x 12'9" (3.89m)
Radiator, UPVC double glazed window to front, inset log burning stove.

Kitchen/Dining Room
18'8" (5.69m) x 13'1" (3.99m)
Open plan, modern fitted cabinets to floor and wall, oak counter top over and tiled splashback, inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, space and plumbing for dishwasher, large Rangemaster cooker with extractor hood over, space for upright fridge/freezer, breakfast bar, UPVC double glazed window to side and rear, two vertical radiators, UPVC double glazed French doors to rear garden,

door to utility room and second sitting room,

Utility Room
Fitted cabinets to floor and wall with oak effect laminate worktop over and tiled splashback, inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, space and plumbing for washing machine and tumble dryer, space for chest freezer, UPVC double glazed window to front, composite entrance door to front.

Sitting Room/Garden Room
25'4" (7.72m) x 10'8" (3.25m)
Vaulted ceiling with roof lantern, log burning stove, UPVC double glazed bi-folding doors to rear garden, radiator,

Bedroom One
12'5" (3.78m) x 11'10" (3.61m)
Radiator, fitted wardrobe space, UPVC double glazed window to front.

Bedroom Four
11'2" (3.4m) x 9'5" (2.87m)
Radiator, UPVC double glazed window to rear.

Downstairs Shower Room
Tiles to floor and wall, WC and washbasin set within fitted cabinet, additional fitted cabinet to wall, chrome finish towel radiator, extractor fan, walk-in shower cubicle, obscure UPVC double glazed window to rear.

Bedroom Two
16'3" (4.95m) x 14'6" (4.42m)
Radiator, UPVC double glazed window to rear, vaulted ceiling.

Bathroom Three
12'0" (3.66m) x 11'1" (3.38m)
Radiator, UPVC double glazed window to rear, vaulted ceiling.

Bathroom
Tiles to floor and wall, towel radiator, WC and washbasin set within fitted cabinet, bath with mixer tap, rainfall shower over and shower screen, extractor fan, obscure UPVC double glazed window to rear.

Front of Property
Laid to lawn, fencing to perimeter, established shrubs and trees to beds

throughout, paved driveway, additional shingle to front door, outside lighting.

Rear Garden
Laid to lawn with porcelain paved patio seating area, two additional decked seating areas, additional paved seating area, fencing to perimeter, vegetable growing area, established shrubs and trees throughout, wooden garden shed, outside lighting, outside tap.

Agent's Note
EPC rating D58 (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.

- Four Double Bedrooms (Two Downstairs)
- Absolutely Fabulous Detached Bungalow/Chalet
- Two Reception Rooms
- Energy Efficiency Rating D58
- Popular Village Location
- Bathroom and Shower Room
- Gardens and Off-road Parking
- Two Log Burning Stoves

