





## 86 Brackenwoods

### Offer In Excess Of £245,000

A spacious two-double bedroom detached bungalow situated in the sought-after village location of Necton.

As you enter, there is an entrance hall leading centrally to the bungalow and has a storage cupboard.

Next, is a generous living room that leads to a spacious conservatory that overlooks the garden, with a fitted kitchen comprising of base and eye level units and integrated oven and hob.

Further on, are the two double bedrooms, these rooms are serviced by a walk-in shower room suite.

Outside, to the front, is off-street parking via a private driveway that leads to a garage that benefits from power, lighting and an internal door to conservatory; this is complemented by a front garden area with laid to lawn grass and side access.

To the rear, is a low-maintenance garden consisting of laid patio area, shingled stone flowerbeds and shrubs.

#### Services

Gas central heating. Mains water, drainage, and electricity are connected.





## Situation

Necton is a good sized well served village situated some 5 miles east of Swaffham and 10 miles west of Dereham with a good range of shops, excellent school and many other amenities.

## Directions

To find the property turn off the A47 into Necton and proceed down Tuns Road, and onto Hale Road. Take the left hand turning onto Chantry Lane followed by the right hand turning onto Brackenwoods. At the junction, turn left and the property will be found on the left hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0433.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







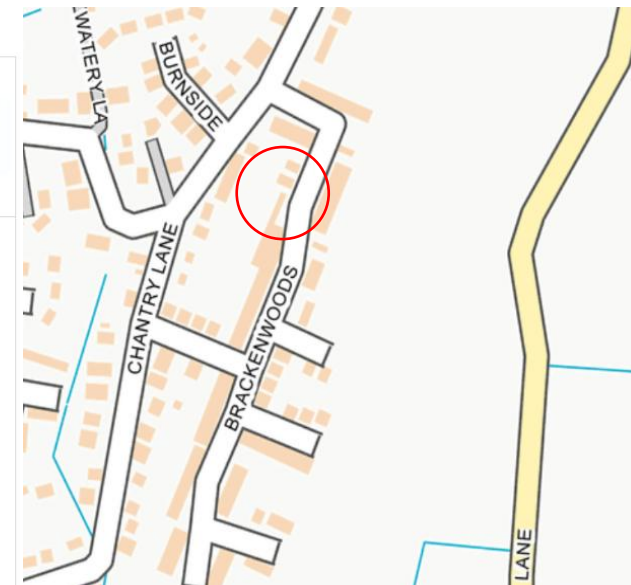
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Approximate total area<sup>m</sup>  
1001 ft<sup>2</sup>  
93 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



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**PARSONS**  
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