



86 Brackenwoods, Necton

Swaffham



Minors & Brady

# 86 Brackenwoods

Necton, Swaffham

Located in the well-connected village of Necton, this detached bungalow presents a fantastic opportunity for those seeking comfortable, low-maintenance living. The property offers a well-proportioned layout with flexible reception space, including an impressive conservatory that enhances the overall footprint of the home. Two generous bedrooms provide adaptable accommodation to suit a range of needs, while the modern shower room adds a stylish and practical touch. Externally, the home continues to impress with a neatly arranged rear garden designed for ease of upkeep. A substantial driveway and single garage ensure ample parking and useful storage. Combining practicality with village convenience, this is a well-rounded home ideal for a variety of buyers.

- Well-positioned within the popular village setting of Necton
- Detached residence offering privacy and independent living
- Flexible accommodation suitable for downsizers, professionals or small families
- Substantial conservatory extending the living space and enjoying garden views
- Comfortable principal reception room with a welcoming focal fireplace
- Adaptable second bedroom ideal for guests, hobbies or home working
- Contemporary shower room with sleek, low-maintenance finishes
- Rear garden designed for ease, with patio and gravel creating usable outdoor space year-round
- Extensive private driveway delivering generous off-road parking
- Garage providing secure storage, workshop potential or additional parking





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## The Location

Nestled in the peaceful community of Necton, the village of Necton offers a charming village shop and a church, creating a close-knit and friendly atmosphere. Families will appreciate the excellent school catchment area, ensuring access to quality education. For added convenience and access to a wider range of amenities, the nearby towns of Swaffham and Dereham are just a short drive in either direction, boasting a plethora of shops, services and recreational opportunities. Plus, with easy access to the A47, this location is perfect for those needing to commute, providing a seamless connection to major transportation routes.

Brackenwoods, Necton

Welcome to this detached bungalow in the heart of Necton. As you enter through the welcoming entrance hall, you'll find easy access to all the rooms in this charming bungalow. The living area is a generous space, perfect for arranging your preferred sofas and furniture. It features attractive hardwood flooring and a feature fireplace, creating a warm and inviting atmosphere. This room also boasts a sliding door that leads into a spacious 22' conservatory.



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The conservatory is not only an ideal space for housing additional furniture but is also a versatile reception room, offering a wealth of possibilities. From the conservatory, you have convenient access to both the garage and the kitchen. The kitchen features wood-look cupboards and ample counter space, creating a practical environment for preparing your favourite meals. This bungalow offers two well-sized bedrooms, each easily accommodating a double bed and additional storage furniture, providing a comfortable and cosy retreat for relaxation. The second bedroom can cater to your need whether that be a home office or an additional guest bedroom. The bungalow is complemented by a modern shower room featuring a large walk-in shower, adorned with stylish tiling throughout for easy maintenance and cleaning.

At the rear of this detached bungalow, you'll discover a low-maintenance garden plot thoughtfully designed for your convenience. This outdoor space is predominantly laid to patio and gravel, creating an ideal area for seating arrangements and perfect for those who appreciate a garden with minimal upkeep.

To the front of the property, you'll find additional frontage laid with gravel, providing a welcoming kerb appeal. The standout feature here is the large off-road driveway, ensuring ample parking space for you and your guests. Additionally, a single garage is available, serving as a valuable space for storing belongings, parking or utilising it for various purposes.

## Agents Note

We understand this property will be sold freehold connected to all mains services.



**Ground Floor**  
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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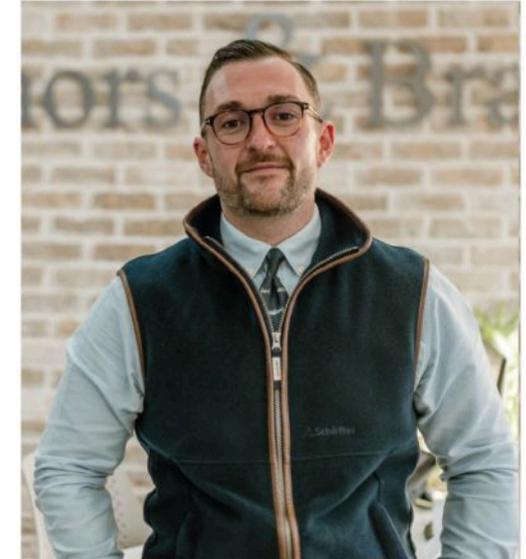
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## Minors & Brady

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