



TO LET

£1,650 PER CALENDAR MONTH

Necton Road, Little Dunham, PE32 2DW

Arnolds | Keys



THE PROPERTY

32D Necton Road, Little Dunham, PE32 2DW

Situated on Necton Road on the outskirts of the village of Little Dunham, this spacious NEW BUILD detached house offers a perfect blend of comfort and style. The accommodation includes 4 DOUBLE BEDROOMS, 2 ENSUITES and a superb open plan kitchen / diner with bi fold doors opening to the rear garden. There is a large lounge again with bi fold doors to the rear garden and a separate dining room / study. The principal bedroom features a large walk in dressing room, en suite and French doors opening onto a private balcony with far reaching countryside views.

Backing onto open fields and forming part of this small development of just 4 properties, the house is regarded as energy efficient achieving an EPC rating of B and benefiting from solar panels and an air source heat pump supplying heating.

There is ample off road parking and an attached double garage with a remotely operated roller door.

The traditional village of Little Dunham along with the neighbouring village of Necton have access to typical amenities including a shop, primary school, public house and post office. For a more comprehensive range of facilities, the larger market town of Swaffham is approximately a 10 minute drive. Little Dunham is conveniently located for the A47 which provides access to Kings Lynn and Norwich both of which offer further transport links to London, Cambridge or indeed further afield via Norwich International Airport.



this spacious high specification NEW BUILD detached house offers a perfect blend of comfort and style enjoying a delightful countryside setting with far reaching views to the rear



4



3



2



NEW
BUIL

B

THE DETAILS

Property Details

ENTRANCE HALL

A welcoming and spacious room with laminate flooring, built in cloaks cupboard and inset spotlights.

Built in cloaks cupboard.

CLOAKROOM

Wash basin and WC.

LOUNGE

A spacious room with bi fold doors to the rear opening to the garden. uPVC double glazed window to the front. Fitted carpet.

DINING ROOM / STUDY

Fitted carpet, uPVC double glazed window to front and inset spot lights.

OPEN PLAN KITCHEN / DINING ROOM

A superb light and spacious open plan room with bi fold doors to the rear garden. Comprehensive range of base and wall units along with an island unit / breakfast bar. Laminate flooring. uPVC double glazed window.

Stairs to first floor with cupboard under.

UTILITY ROOM

Base units, laminate flooring and door to side.

FIRST FLOOR LANDING

Fitted carpet, radiator and built in cupboard.

PRINCIPAL BEDROOM

A stunning room with fitted carpet, radiator and uPVC double glazed window.

Fixed island head board.

Walk in wardrobe.

French doors to balcony with delightful countryside views.

EN SUITE

Double shower, wash basin and WC.

BEDROOM

Fitted carpet, radiator and uPVC double glazed window. Built in double cupboard.

EN SUITE

Shower, wash basin and WC.

BEDROOM

Fitted carpet, radiator and uPVC double glazed window.

BEDROOM

Fitted carpet, radiator and uPVC double glazed window.

FAMILY BATHROOM

A 4 piece suite including bath, wash basin, wc and shower cubicle.

DOUBLE GARAGE

Attached double garage with remotely operated roller door.

OUTSIDE

Freshly lawned front garden and ample parking.

Side pedestrian access to large rear garden adjoining and overlooking fields.

We are advised that the garden will be laid to turf when appropriate.

TENANTS NOTE

The landlord of this property may not be able to offer a long term let - for further details of the tenancy



Location

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Contact Us

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	90	91	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	