



THE STORY OF

58 Chantry Lane

Necton, Norfolk

SOWERBYS

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58 Chantry Lane

Necton, Norfolk,
PE37 8ET

Well-Presented Detached Bungalow

Popular Village with Amenities

Renovated and Improved Throughout

Two Double Bedrooms

Newly Fitted Kitchen

Sitting Room with Wood-Burner

Refitted Bathroom

Ample Driveway Parking

Delightful Enclosed Garden

No Onward Chain

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“...quiet and relaxing...the wood-burner adds cosiness to the sitting room.”

Offered with no onward chain, you will find this delightful detached bungalow in the peaceful and well appointed village of Necton. Well served with a range of amenities, it's conveniently close to the neighbouring market town of Swaffham.

Over the last five or so years the current owners have completed a raft of improvements to the property, both inside and out. Now providing extremely well presented two double bedroom accommodation, the home enjoys a recently refitted kitchen, a sitting room with the must-have wood-burning stove, and a garden room. The aforementioned

two double bedrooms share a newly fitted shower room, complete with walk-in shower.

Externally, the home benefits from a spacious driveway with double gates to one side providing access to the rear garden or the perfect spot for a caravan or campervan. The gardens have been beautifully landscaped, are fully enclosed and feature a shed/summerhouse and a delightful patio, perfect for alfresco dining.

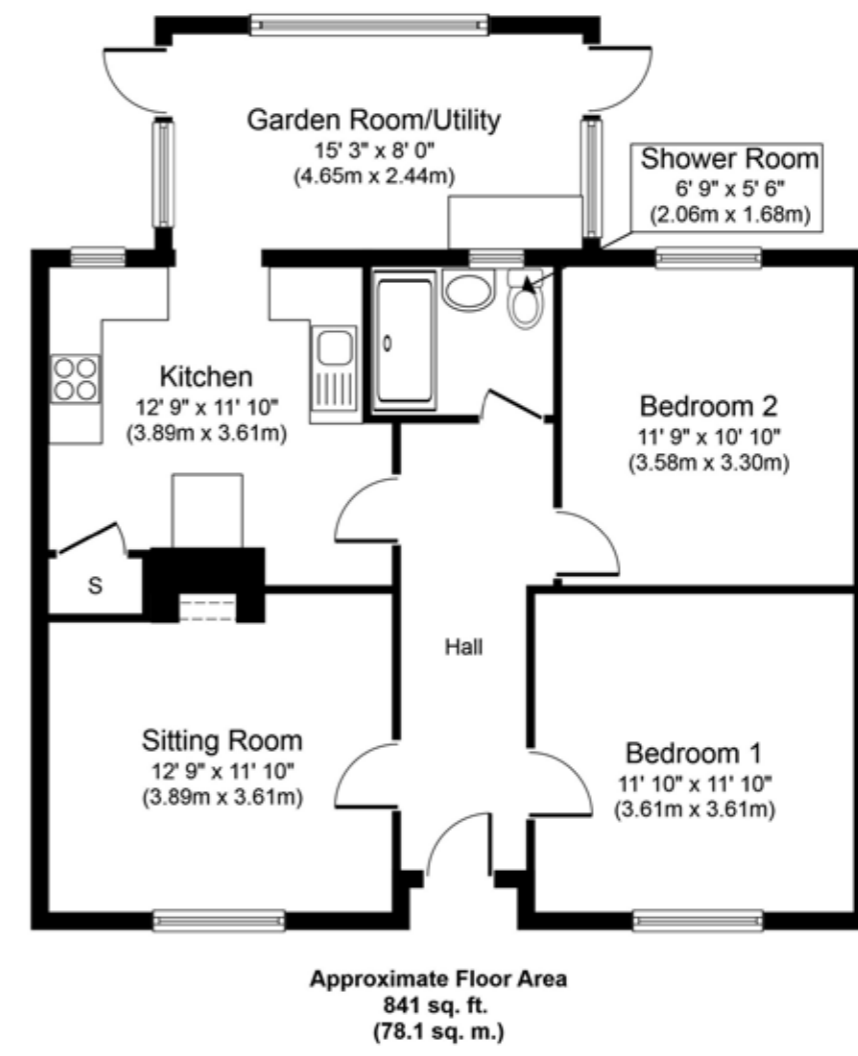
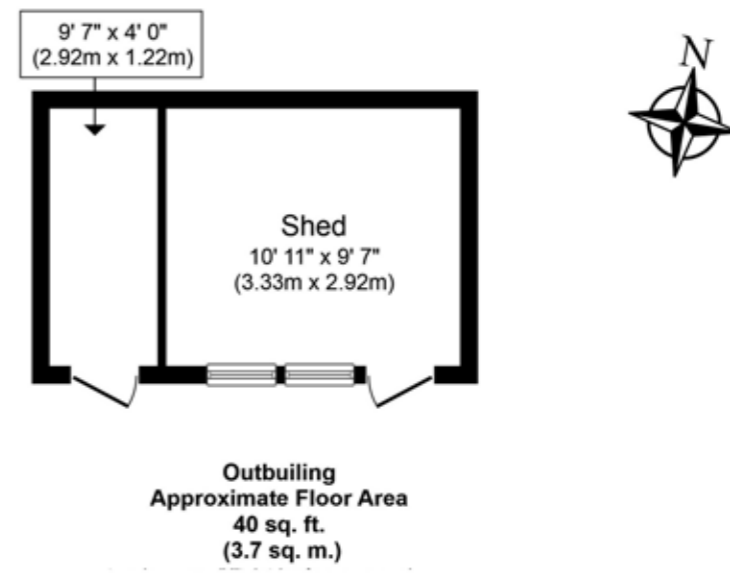
In addition to the above, the property has been re-plumbed and features oil fired central heating.







“I love that the property is detached, and it’s so quiet. There’s a real village feel here too.”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Necton

IN NORFOLK
IS THE PLACE TO CALL HOME



Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both

traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the

foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from the Vendor



Castle Acre ruins and surrounding countryside

“Castle Acre has some beautiful walks, as well as a lovely cafe, shop and fish and chip shop.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2482-0310-2227-6061

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///stump.images.shoelaces

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SOWERBYS



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