



THE STORY OF  
**30 Mill Street**  
*Necton, Norfolk*

**SOWERBYS**



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THE STORY OF

# 30 Mill Street

Necton, Norfolk  
PE37 8EN

Built by Hopkins Home

Detached Family Home

Four Double Bedrooms

Study

Accommodation Stretching to  
Approximately 1,534 Sq. Ft.

Brick-Built Garage

Family Bathroom and En-Suite to Primary

SOWERBYS DEREHAM OFFICE

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“This is a distinguished home in a popular area, and is meticulously presented.”

Gracing the popular village of Necton is a distinguished property built by the much respected Hopkins Homes.

This meticulously presented, modern four-bedroom detached family home, offers an unparalleled living experience.

The residence is spacious, featuring four double bedrooms, each adorned with generous built-in wardrobes.

The principal bedroom boasts an en-suite shower room, elevating the level of luxury within.

Discover refined living in the three well-appointed reception rooms, providing versatility and style.

Convenience meets sophistication with the inclusion of a garage, dedicated parking, and carefully manicured gardens. Embrace the warmth provided by the gas central heating system, ensuring comfort throughout the seasons.









The ground floor is built with family in mind. There is a large sitting room with feature fireplace and double doors which open on to the formal dining room.

We find a well-fitted kitchen/breakfast room with double doors opening on to the garden beyond, and the property also benefits from a study and downstairs cloak room.

This home not only stands as a testament to architectural finesse but also offers a lifestyle of convenience in a village renowned for its comprehensive services.

From the meticulously designed interiors to the thoughtfully landscaped exteriors, this property beckons discerning buyers to experience a harmonious blend of prestige and comfort.







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.



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 Sowerbys



There's much to discover at Swaffham with a range of shops and amenities.

“Located in-between Dereham and Swaffham means you have two towns within easy reach.”

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### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 2161-4843-1184-7504-3311

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

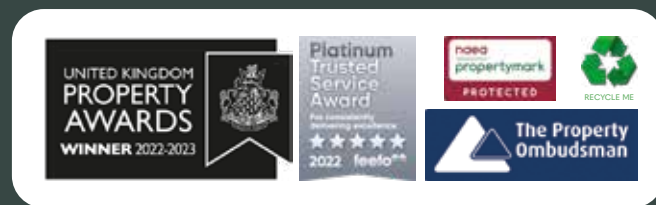
Freehold.

### LOCATION

What3words: ///dote.fake.fans

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# SOWERBYS



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