



THE STORY OF

1 St. Andrew's Way

Necton, Norfolk

SOWERBYS



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1 St. Andrew's Way

Necton, Norfolk
PE37 8EJ

Located in a Well-Served Village

Detached Bungalow

Recently Refurbished and Extended

Three Bedrooms

Kitchen/Dining Room

Bright Living Room

Superb Countryside Views

Wrap-Around Front Garden

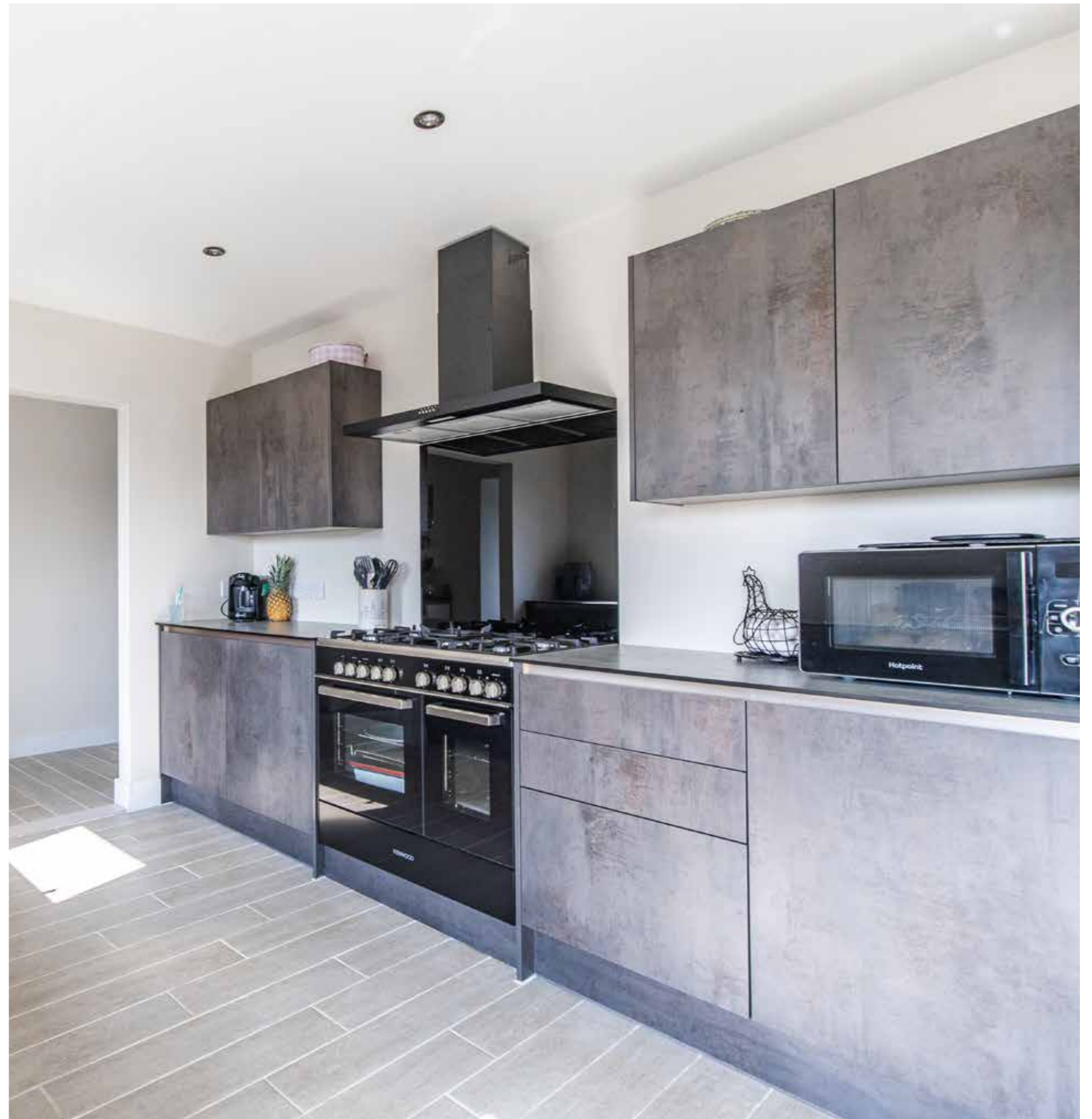
Private Driveway

Single Garage

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Introducing a beautifully reimagined bungalow, located in the highly sought-after village of Necton. Perfectly situated for seamless access to Dereham, Swaffham, Norwich, and King's Lynn, this property offers both convenience and tranquillity.

The current owners have meticulously renovated and extended this home, thoughtfully enhancing the living space. The stunning rear extension now boasts an impressive sitting room which is flooded with natural light and offers breathtaking views of the picturesque Norfolk countryside, and an additional third bedroom. No detail has been overlooked in the creation of this exceptional home.

The newly fitted kitchen/dining room is of the highest specification, featuring expansive double doors and windows that invite in an abundance of light and provide further panoramic countryside views, creating a bright and inviting atmosphere.

This property features three generously sized double bedrooms and a stylish, modern shower room.

Outside, the rear garden is designed for easy maintenance, predominantly laid to lawn with a low boundary fence that enhances the sense of space and frames the sweeping rural landscape. At the front, the property offers a wrap-around garden, a spacious shingled driveway with ample parking, and a single garage. For those seeking additional space, the expansive front garden presents potential for further development, with scope for a cart shed or extended driveway, subject to the necessary permissions.



Approximate Floor Area
1,207 sq. ft
(112.15 sq. m)

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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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Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

Sit 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



“...the impressive sitting room is flooded with natural light and offers breathtaking views of the picturesque countryside.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2737-1010-2309-0961

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: ///pirates.visitor.afraid

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

