



THE STORY OF
32 Tuns Road
Necton, Norfolk

SOWERBYS



THE STORY OF

32 Tuns Road

Necton, Norfolk
PE37 8EL

Offered Chain Free

Three Reception Rooms

Garage and Off Road Parking

Easy Access to A47

Close to Local Amenities and School

Feature Fireplaces

Three Bedrooms

Character Cottage

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Tucked away in the desirable village of Necton, this charming three-bedroom cottage offers a wonderful balance of period character and everyday practicality. With no onward chain, it's an ideal opportunity for those looking to move without delay.

From the moment you arrive, there's a sense of space and flexibility. Off-road parking and a separate garage mean day-to-day convenience is covered, while inside, the layout caters to modern life with three distinct reception rooms offering options for relaxing, entertaining, or working from home. Whether you need a quiet study space, a dedicated dining area, or simply a choice of living zones, this home delivers.

Original features, including character fireplaces, add warmth and identity to the cottage, hinting at its history while complementing the more recent updates throughout. The flow between rooms feels natural and comfortable, with the kitchen and utility areas positioned to suit the demands of family living or hosting guests.

Upstairs, three bedrooms are well-proportioned and served by a family bathroom, while an additional ground floor bedroom and WC offer further flexibility—ideal for multi-generational living, guests, or a hobby room.

Outside, Necton's excellent local amenities—including a well-regarded school, convenience shops, and easy access to the A47 - make everyday life refreshingly straightforward. Whether you're heading into town, commuting further afield, or enjoying the Norfolk countryside, this location keeps everything within easy reach.

This is a home with both character and capability - ready to welcome its next chapter.





The house is full of wonderful memories for us all, and we hope it will bring the next owners equal joy.

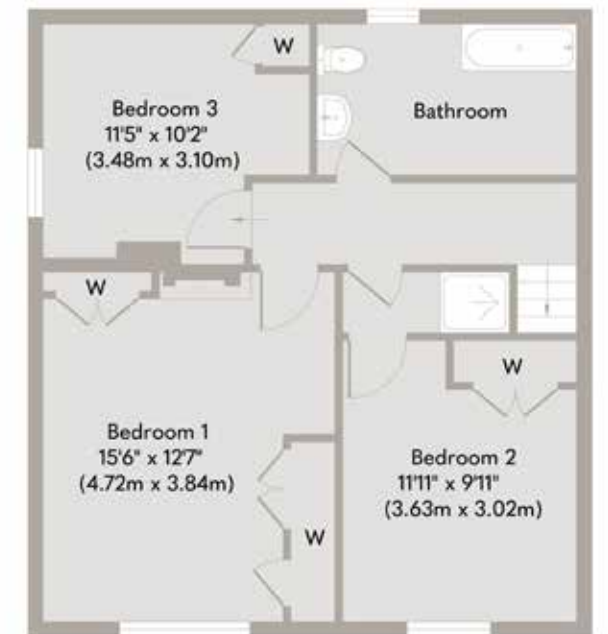




Ground Floor
Approximate Floor Area
905 sq. ft
(84.07 sq. m)



Garage



First Floor
Approximate Floor Area
599 sq. ft
(55.64 sq. m)

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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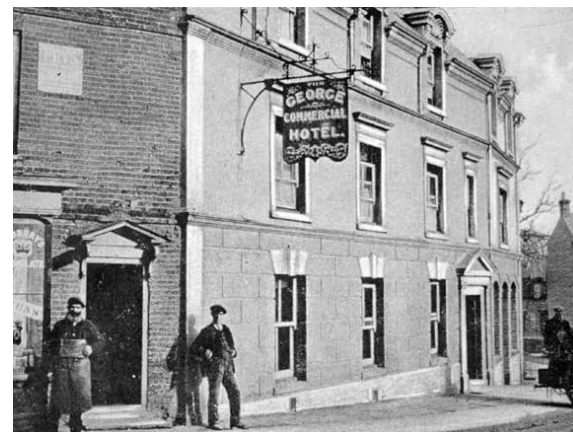
Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

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 floor 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



“One of the best spots in the house is in the front room, looking out over the garden, which has been tended to and created with love over many years.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref- 2731-3046-1209-0705-1204

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: ///pegged.jingles.cosmic

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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