



THE STORY OF

8 Larwood Close

Necton, Norfolk

SOWERBYS



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8 Larwood Close

Necton, Norfolk
PE37 8HW

Detached Three-Bedroom Family Home

Quiet Residential Close Within
the Village of Necton

Principal Bedroom with En-
Suite Shower Room

Main Family Bathroom Plus
Ground Floor WC

Comfortable Lounge with Electric Fireplace

Generous Living Room Offering
Flexible Living Space

Kitchen With Direct Access
to the Rear Garden

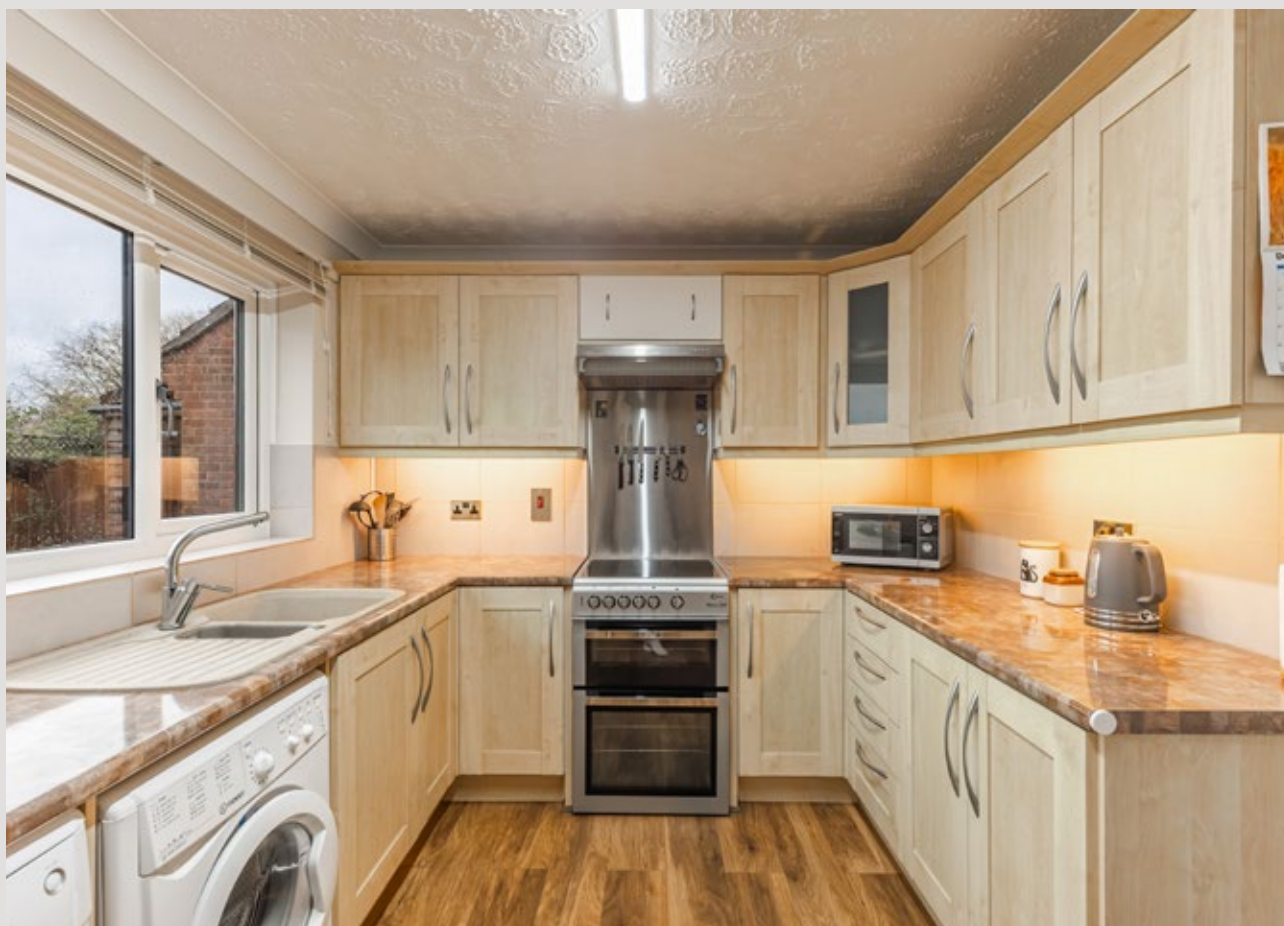
Ample Storage Throughout the Property

Single Garage and Driveway
Providing Off-Road Parking

Established Rear Garden

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Positioned within a peaceful residential close in the well-regarded Norfolk village of Necton, 8 Larwood Close is a well-proportioned three-bedroom detached home offering generous accommodation, excellent storage and a particularly appealing connection to the surrounding countryside.

The property is approached via a private driveway providing ample off-road parking, alongside access to a single garage, setting a practical tone from the outset. Inside, a welcoming entrance hall leads through to the main living spaces, with the added convenience of a ground floor WC. The lounge, complete with an electric fireplace, provides a comfortable and inviting space for quieter evenings, while a generous living room offers flexibility for family life, entertaining or home working.

To the rear, the kitchen enjoys a pleasant outlook and access to the garden, creating a natural hub for daily routines and informal gatherings. Storage is thoughtfully integrated throughout the home, enhancing its day-to-day functionality.

Upstairs, the accommodation continues with three well-sized bedrooms, led by the principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a main family bathroom, completing the first-floor layout.

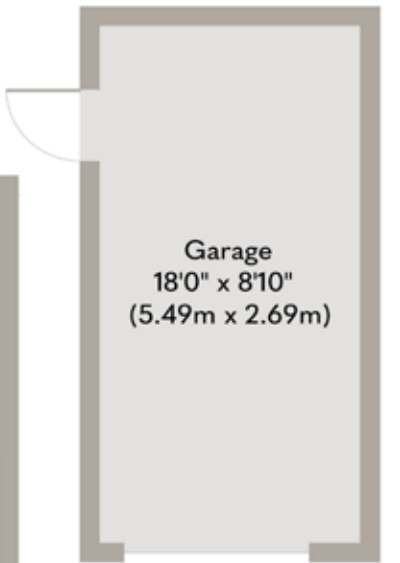
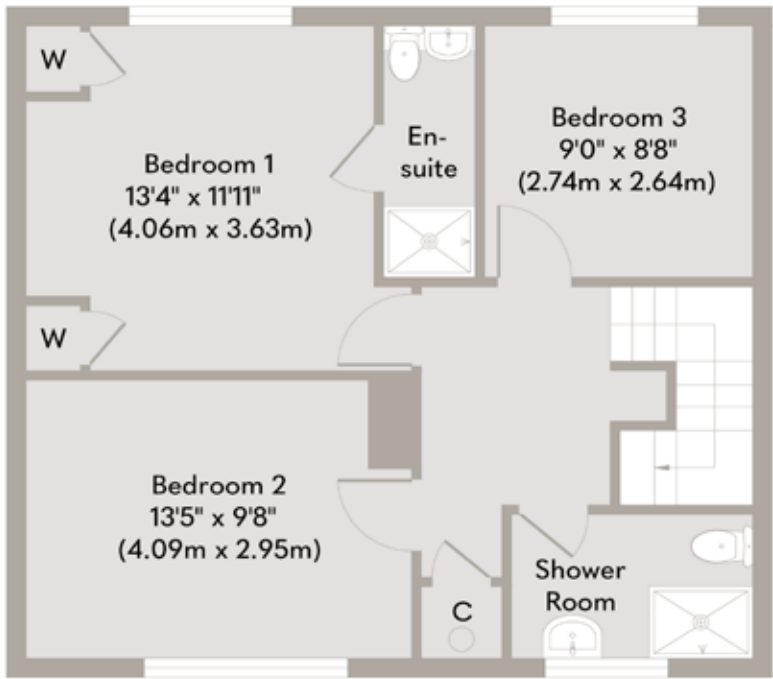
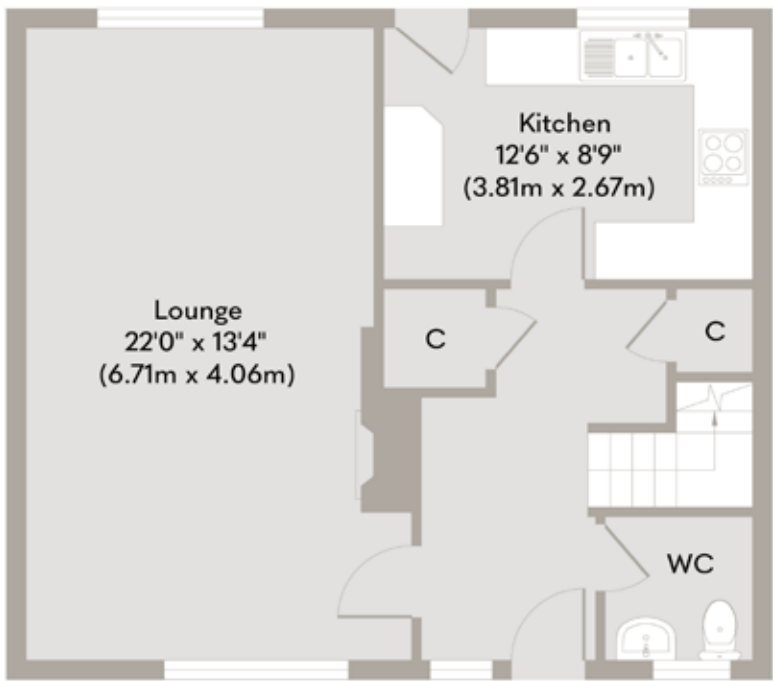
Outside, the rear garden is a real highlight, featuring established trees and planting that create a sense of maturity and privacy. The space is well suited to outdoor dining, relaxation and gardening, with a storage shed adding further practicality.

A comfortable village home offering space, balance and a lifestyle shaped by the ease of village living.



Three well-proportioned bedrooms, including a principal suite with en-suite shower room.





Garage

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. 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



“A well-balanced detached home offering generous living space and excellent day-to-day functionality.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2040-3009-1208-4809-1204

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: ///strapping.engage.bliss

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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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