



3 Bells Meadow, Necton

Guide Price £625,000 - £650,000

3 Bells Meadow

Necton, Swaffham

A rare opportunity to secure a substantial family home in an exclusive, private setting. Positioned proudly on one-third of an acre (stms) within a peaceful development of just five detached properties, this residence offers over 2,400 sqft of beautifully balanced living space (stms). Designed for both comfort and versatility, the home features multiple reception areas, a high-spec kitchen/breakfast room, four generous bedrooms, and a luxurious wrap-around garden — perfect for entertaining or quiet family life. With a double garage, gated driveway, and immaculate presentation throughout, this property promises a lifestyle of elegance, privacy, and everyday ease.

Location

Bells Meadow is a private lane located within the popular rural village of Necton in Norfolk, situated just off the A47 between Swaffham and Dereham. The lane enjoys a peaceful setting with a mix of family homes and easy access to the village's core amenities. Necton itself is a well-served community, offering a local convenience store with a post office, a traditional butcher, a popular village pub, and a well-equipped community centre. Families benefit from the highly regarded Necton VA Primary School, located within walking distance, while secondary education is available in nearby Swaffham or Dereham. Healthcare needs are met locally with a nearby GP surgery and pharmacy, while more extensive services are available at Swaffham Community Hospital, just a short drive away.

For transport, Necton is well connected: regular bus services provide access to surrounding towns and Norwich, while the A47 offers quick road links for commuters. Rail connections are accessible from nearby towns, and Norwich International Airport is under an hour's drive.





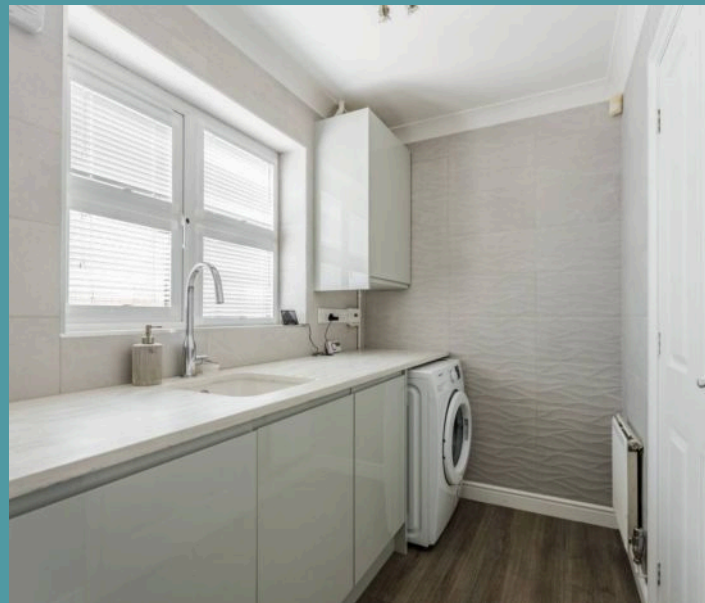
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Extending to an impressive 2,465 sq ft (stms), the home has been thoughtfully designed to offer flexible, free-flowing accommodation that easily adapts to your evolving lifestyle and personal tastes. A bright and welcoming entrance hall sets the tone, flowing naturally into a convenient cloakroom — ideal for guests and busy households.

At the heart of the home lies the grand sitting room, where a decorative feature fireplace lends a timeless elegance. Internal double doors lead through to the formal dining room, fostering a seamless connection between spaces — perfect for entertaining or quiet family evenings. Beyond, a light-filled sun room invites the outdoors in, creating a quiet space to relax in year-round comfort, with direct access to a versatile study ideal for remote working or creative pursuits.

The kitchen/breakfast room is beautifully appointed with high-quality cabinetry, sleek surfaces, and premium integrated appliances including a double oven, gas hob, and dishwasher. A central island provides the perfect spot for casual dining or weekend gatherings, while a set of French doors open gracefully to the rear garden, extending your living space into the open air. A separate utility room keeps laundry and household tasks tucked away, preserving the serenity of your main living areas.





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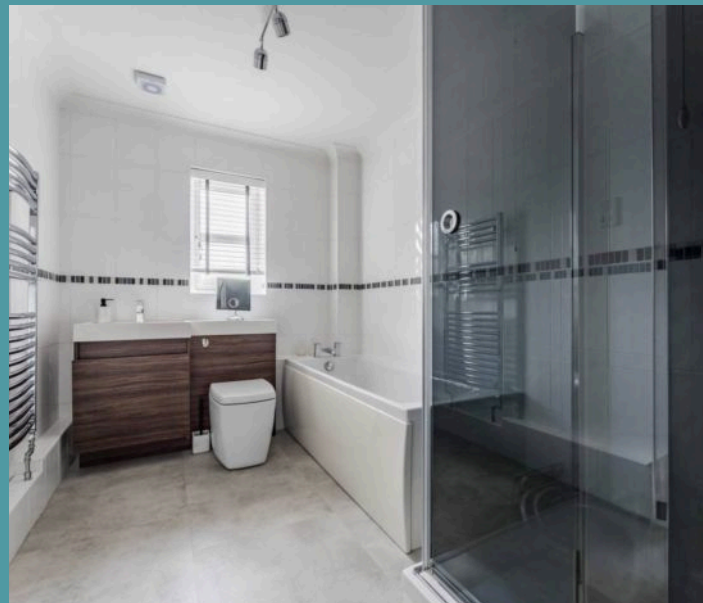
Necton, Swaffham

Upstairs, four bedrooms that vary in size, offer peace and privacy for all members of the household. The principal suite enjoys built-in wardrobes and its own private en-suite shower room, while the contemporary family bathroom features a stylish four-piece suite, blending form and function with ease.

Step outside to discover the expansive wrap-around garden. Whether it's morning coffee on the patio, summer barbecues on the lawn, or tending to the planted borders, this garden invites you to enjoy outdoor living to the fullest. A timber storage shed provides practical garden storage, while the gated driveway offers extensive off-road parking leading to a double garage, complete with light and power.

This is more than just a home — it's a lifestyle. Private, spacious, and meticulously maintained, it offers the perfect setting for families seeking both luxury and comfort in equal measure.





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Necton, Swaffham

- Proudly positioned on 1/3 of an acre (stms), sits this substantial detached residence on a quiet development of only five executive homes
- Beautiful family home showcasing spacious and flexible accommodation, extending to 2,465sqft (stms), ready to adapt to your own preferences and style
- Grand sitting room accentuated by a decorative feature fireplace, with internal double doors into a dining room, creating an effortless flow for relaxation and entertaining
- Light-filled sun room that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home, with access into the study
- Kitchen/breakfast room equipped with high-quality cabinetry, an integrated double oven, a gas hob, a dishwasher, space for an American-style fridge/freezer, a central island and a utility room
- Four lovely sized bedrooms, a private en-suite and a contemporary family bathroom comprising of a four-piece suite
- Expansive wrap-around garden featuring a patio area, a maintained lawn, planted borders and a timber storage shed
- A gated driveway providing ample off-road parking for multiple vehicles and a double garage for storage options, with light and power

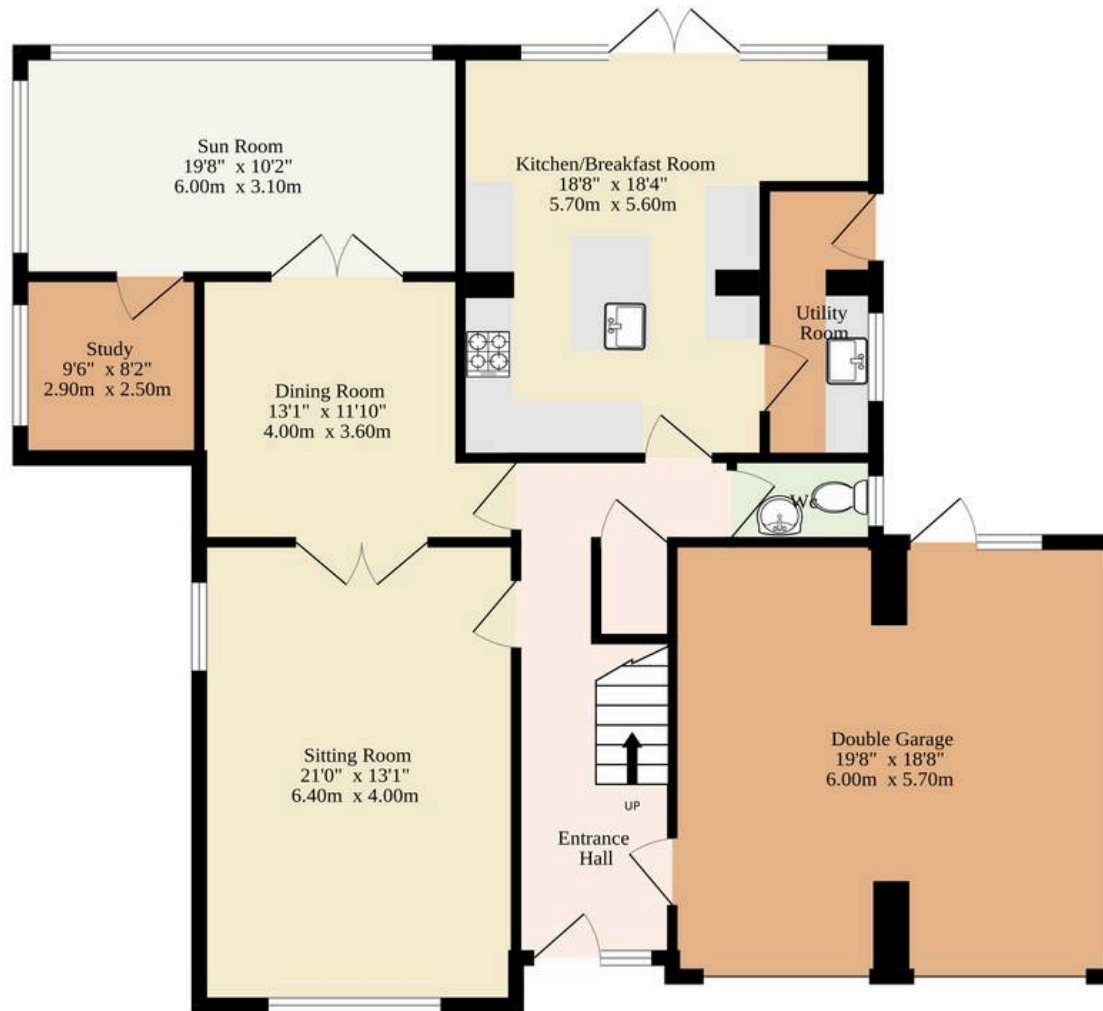


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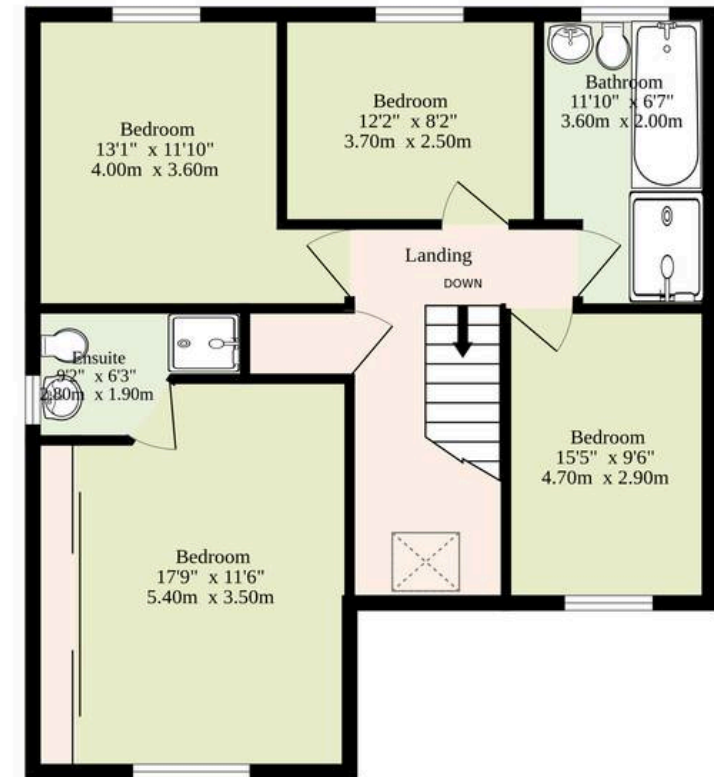
Necton, Swaffham



Ground Floor
1578 sq.ft. (146.6 sq.m.) approx.



1st Floor
887 sq.ft. (82.4 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2465 sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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