



22 Farm Walk, Necton
Swaffham



Minors & Brady

22 Farm Walk

Necton, Swaffham

At the end of a quiet cul-de-sac in the Norfolk village of Necton, this detached bungalow offers single-level living with both comfort and versatility, making it ideal for downsizers or anyone seeking a practical home. The generous plot provides scope to renovate or extend, subject to planning permission, allowing you to adapt the property to suit your lifestyle. Inside, a welcoming entrance hall leads to a spacious, light-filled sitting room with a large front window, perfect for relaxing or entertaining. The kitchen/breakfast room offers space for appliances and a small table, complemented by a handy utility room. A comfortable double bedroom and a flexible dining room with French doors to the garden provide versatile living options. Outside, the large, private garden extends onto open countryside, featuring a raised decked terrace, lawn, mature hedging, and a timber shed, creating a pleasant space for outdoor living. A paved driveway and ramp access to the entrance porch complete this practical and inviting home.





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22 Farm Walk

Necton, Swaffham

- Detached bungalow proudly positioned down a quiet cul-de-sac in the Norfolk village of Necton
- Perfect choice for someone looking to downsize, or if you require a single-level layout
- Generous size plot offering the potential to renovate or extend (stpp)
- Spacious, light-filled sitting room with a large front-facing window, inviting relaxation and entertaining
- Kitchen/breakfast room fitted with wall and base cabinetry, areas for your own appliances and space for a small breakfast table
- A functional utility room for laundry appliances
- A double bedroom offering comfort and privacy
- A flexible dining room with French doors that open out to the garden, with the potential to be a snug or a second bedroom if required
- A large, private garden that overlooks country fields at the rear, featuring a raised decked terrace with a ramp, a maintained lawn, a large timber shed and mature hedging
- A paved driveway providing off-road parking, along with a maintained front lawn and ramp access to the entrance porch



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Location

Farm Walk is situated in the Norfolk village of Necton, offering a balance of rural charm and practical convenience. The village provides essential amenities, including a Co-op store, a local butcher, a post office, and a small selection of cafes and independent shops, all within easy walking distance. Families are well served, with Necton Church of England Primary School nearby, and secondary education accessible in surrounding towns such as Swaffham and Dereham. Transport links are straightforward: the A47 runs close to the village, connecting residents to Norwich to the east and King's Lynn to the west, while regular bus services link Necton to nearby market towns. The village lifestyle is relaxed but connected, with green spaces, community facilities, and local events providing opportunities for recreation and social life, while larger towns are only a short drive away for shopping, dining, and leisure activities.



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A welcoming porch leads into a bright and airy entrance hall, setting the tone for the rest of the home. The spacious sitting room is flooded with natural light from a large front-facing window, creating an inviting space to relax or entertain. The kitchen/breakfast room is thoughtfully fitted with wall and base cabinetry, with designated spaces for your own appliances and a cosy breakfast area. A practical utility room provides convenient space for laundry appliances.

The bungalow features a comfortable double bedroom and a flexible dining room with French doors opening directly to the garden. This versatile room could serve as a snug, second bedroom, or a formal dining space, depending on your needs. The wet room is easily accessible, accommodating residents and guests in the household.

Outside, the property enjoys a large, private garden backing onto open country fields. A raised decked terrace with ramp access provides a perfect spot for outdoor dining or simply soaking up the serene surroundings. The garden also features a well-maintained lawn, a substantial timber shed, and mature hedging, offering both privacy and space for outdoor activities.

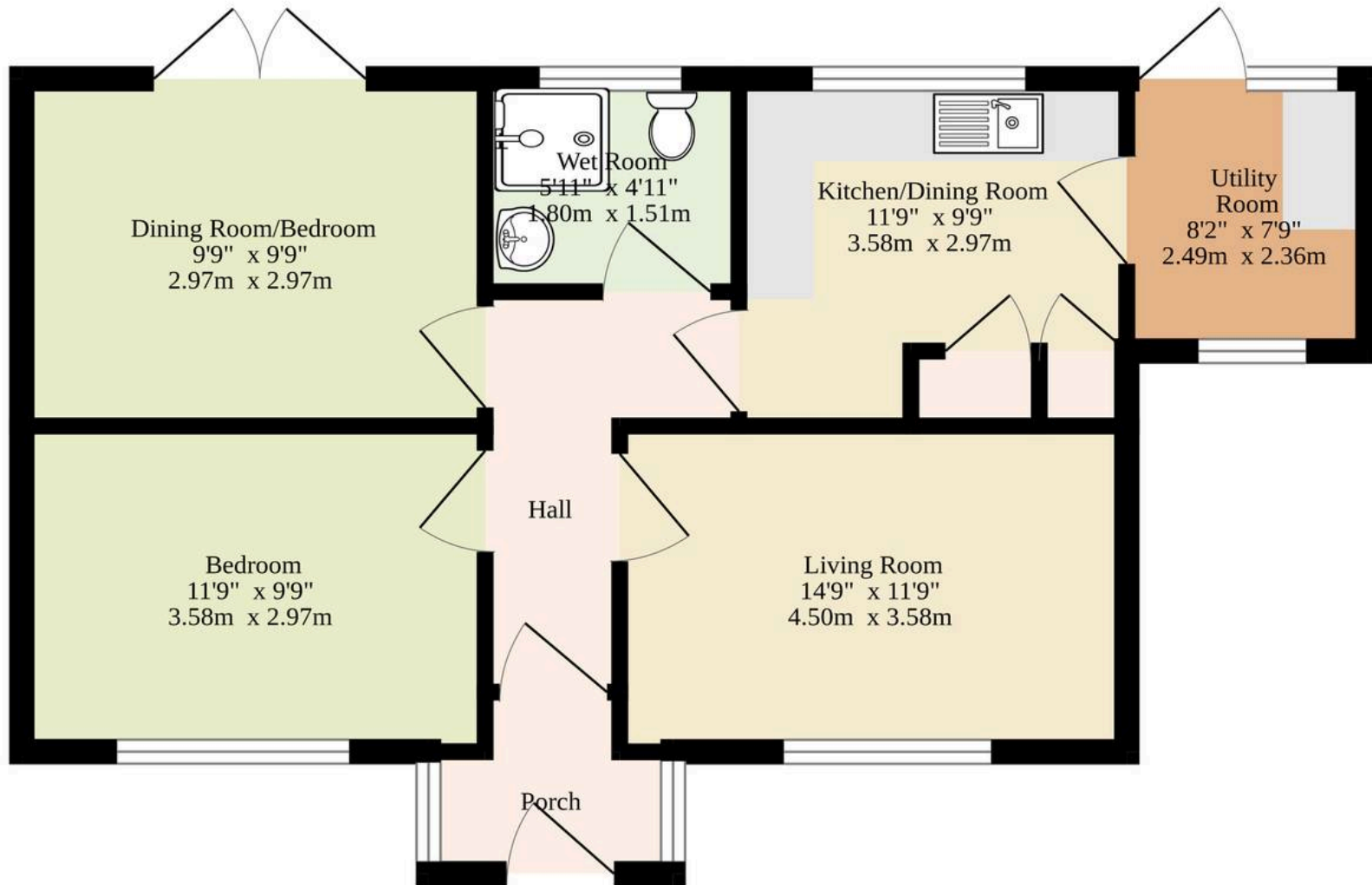
To the front, a paved driveway offers off-road parking, complemented by a neatly maintained lawn and ramp access to the porch.

This bungalow combines peaceful village living with practical, adaptable accommodation, all set within a generous plot that offers scope to make the home truly your own.

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Ground Floor
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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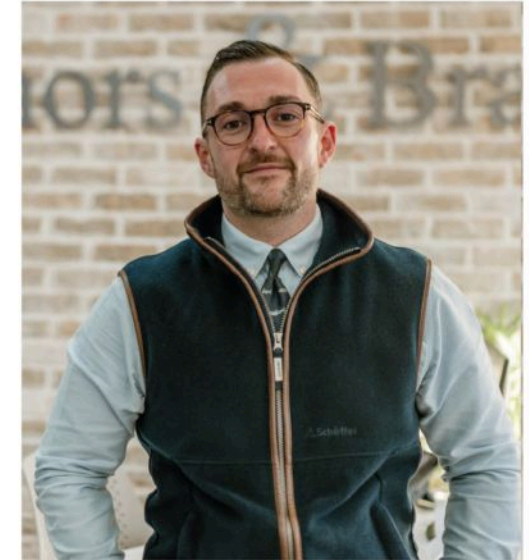
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