



33 Colson Road, Necton
Swaffham



Minors & Brady

33 Colson Road

Necton, Swaffham

Available at 25% shared ownership, this two-bedroom semi-detached home is positioned away from the expected and enjoys beautiful open field views to the rear, creating a genuine sense of space. Set within the popular village of Necton, the property benefits from a tandem tarmac driveway and a thoughtfully arranged layout ideal for modern living. Inside, the accommodation is well proportioned throughout, with a welcoming sitting room and a spacious kitchen dining area opening onto the garden. The rear aspect is a true highlight, with uninterrupted countryside views offering peace, privacy and a strong lifestyle appeal. Upstairs provides two comfortable bedrooms served by a centrally located bathroom. The 25% shared ownership presents an affordable and achievable way to step onto the property ladder. An excellent opportunity for first-time buyers seeking value, location and long-term potential.

- Available at 25% shared ownership, offering an affordable route onto the property ladder
- Two-bedroom semi-detached home in the popular village of Necton
- Tarmac tandem driveway providing off-road parking
- Sizeable sitting room with front-facing window and bold blue feature wall
- Kitchen dining room with a generous U-shaped kitchen in neutral tones
- Dining area featuring a beige panelled feature wall and patio doors to the garden
- Ground floor WC with useful understair storage
- Two well-proportioned bedrooms off a central landing
- Good-sized rear garden backing onto open fields
- Peaceful countryside views to the rear – a major selling point





M&B

33 Colson Road

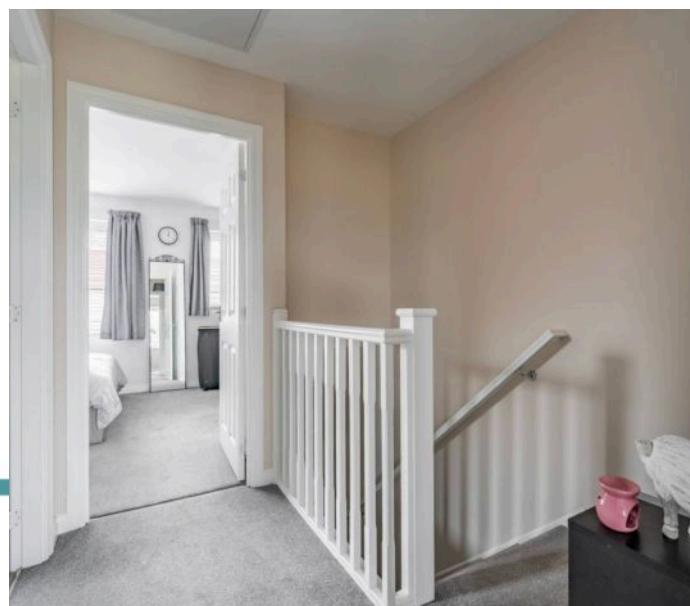
Necton, Swaffham

The Location

Colson Road is located within the popular rural village of Necton in Norfolk, situated just off the A47 between Swaffham and Dereham. The road 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.



33 Colson Road

Necton, Swaffham

Colson Road, Necton

This attractive two-bedroom semi-detached home, built in May 2024, is located in the popular village of Necton and offers an excellent opportunity for first-time buyers looking to get a foothold on the property ladder with 25% shared ownership. Set back with a tarmac tandem driveway, the home enjoys a quiet position and a real sense of space, both inside and out.

Upon entering, you are welcomed by a bright entrance hall leading into a sizeable sitting room, beautifully enhanced by a bold blue backdrop and a front-facing window that fills the room with natural light. The sitting room flows seamlessly into a mid lobby, where you'll find useful understair storage and a convenient ground floor WC, adding practicality to everyday living.

To the rear, the home opens into a generous kitchen dining room, ideal for both daily life and entertaining. The U-shaped kitchen offers excellent workspace and storage, finished in a neutral palette that will suit a wide range of tastes. All appliances are fully integrated, including a dishwasher, fridge freezer, and washing machine, providing a sleek and modern finish. The dining area boasts a beige feature wall with stylish, on-trend panelling, and patio doors that open directly onto the garden, creating a lovely connection between indoor and outdoor living.



33 Colson Road

Necton, Swaffham

Upstairs, a central landing leads to two well-proportioned bedrooms and a modern family bathroom positioned centrally between them. Outside, the good-sized rear garden is a real highlight, backing onto open fields and offering peaceful views and a wonderfully quiet setting — a major selling point rarely found at this level.

Overall, this home represents a fantastic first-time buy, combining modern style, a tranquil location, and an affordable route into home ownership, with the added reassurance of a recently built home completed in May 2024.

Agents Note

The property is being sold on a leasehold basis with 25% shared ownership.

There are approximately 997 years remaining on the lease.

The monthly rent for the remaining share is £443.44.

The monthly maintenance charge is £36.68.

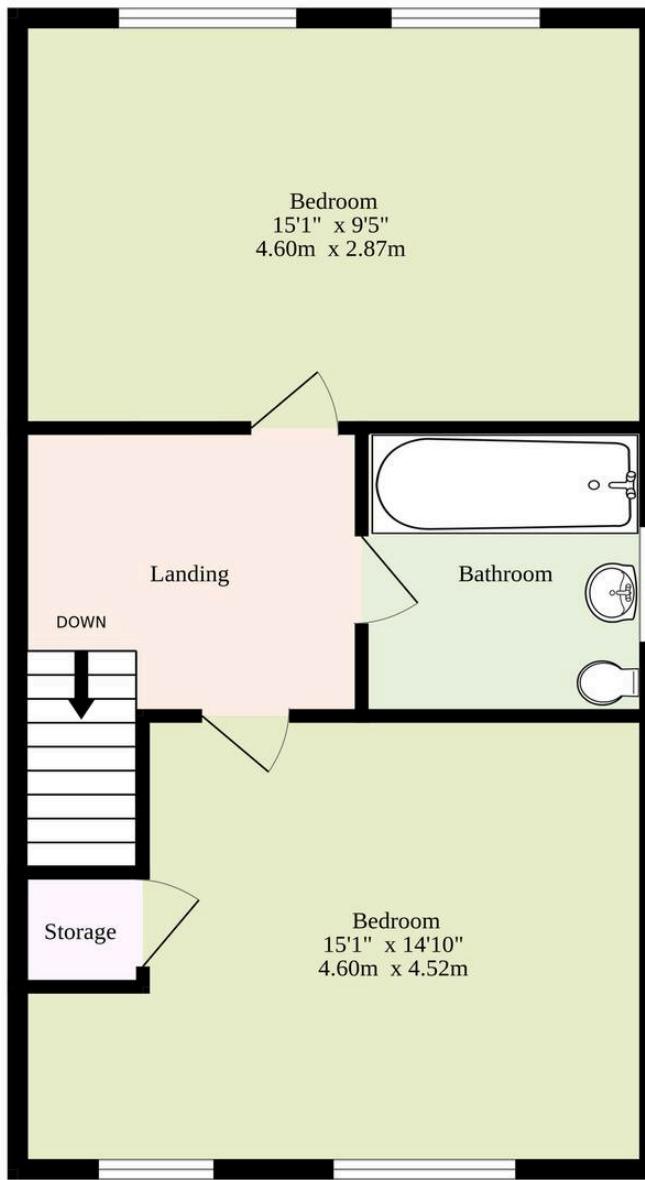


M&B

Ground Floor
407 sq.ft. (37.8 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.

Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*



Meet *Callum*
Senior Property Consultant



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady

Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Norfolk Mortgages.

How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk