



1 St. Andrews Way, Necton

Swaffham



Minors & Brady

# 1 St. Andrews Way

Necton, Swaffham

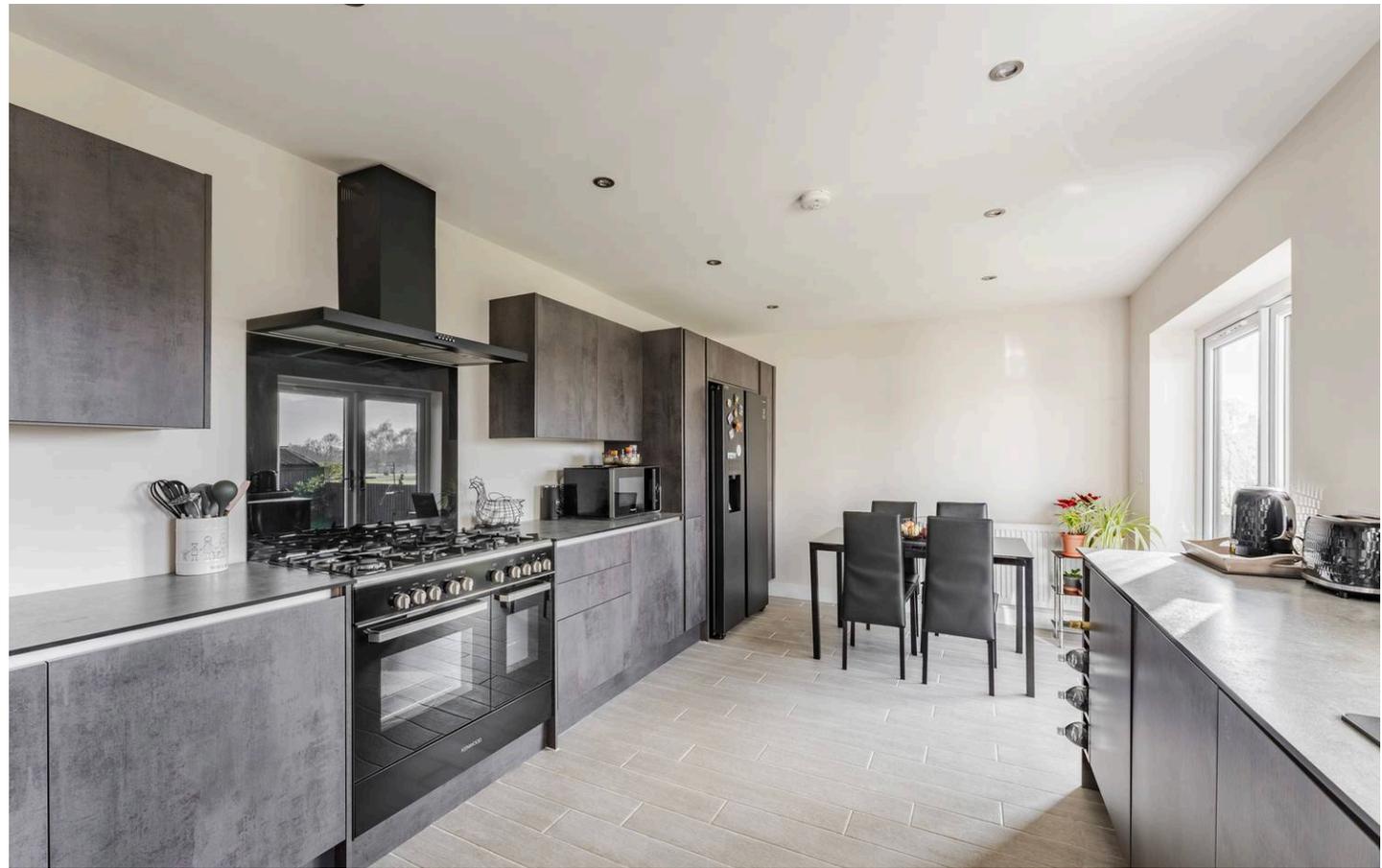
All set within a prominent corner plot in the heart of the village, this executive detached bungalow offers spacious, thoughtfully extended accommodation with a turn-key interior and potential for further development to adapt the home to your own lifestyle (stpp). A welcoming entrance hall leads into a bright, open-plan kitchen and dining area, fitted with contemporary cabinetry, a range oven, integrated dishwasher, and French doors opening onto the rear garden and views over the surrounding fields. The extended living room features a lantern rooflight and additional French doors, providing a light-filled space for both relaxation and entertaining. Three double bedrooms offer generous proportions and privacy, complemented by a modern shower room. Outside, the wrap-around garden includes a raised patio, well-maintained lawns, a shingle driveway, and a garage, all enhancing the practicality and appeal of this attractive village home.

## Agents Notes

Freehold

Connected to mains water, electricity, drainage and gas.

Gas central heating system.



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## Necton

St. Andrews Way is situated in the heart of the Norfolk village of Necton, a small rural community characterised by open farmland, gently rolling countryside, and traditional village streets. The development sits close to the village centre, making local amenities easily accessible on foot or by a short drive. Necton offers everyday conveniences including a general store with post office, a village pub, allotments, play areas, and the historic All Saints' Church, which provides both a cultural focal point and community hub.

In terms of education, families at St. Andrews Way are served by Necton Primary School, located within the village for children aged 3–11. Older pupils typically attend secondary schools in nearby towns such as Swaffham, home to The Nicholas Hamond Academy, or Dereham, which hosts Northgate High School.

The location provides a balance between rural peace and accessibility. Necton lies just off the A47, offering direct road links west to Swaffham (around 4 miles) and east to Dereham (around 7 miles), while the city of Norwich is approximately 25 miles to the east, accessible in under an hour by car. Local bus services connect the village to these towns and the wider region, making commuting or accessing wider amenities practical.



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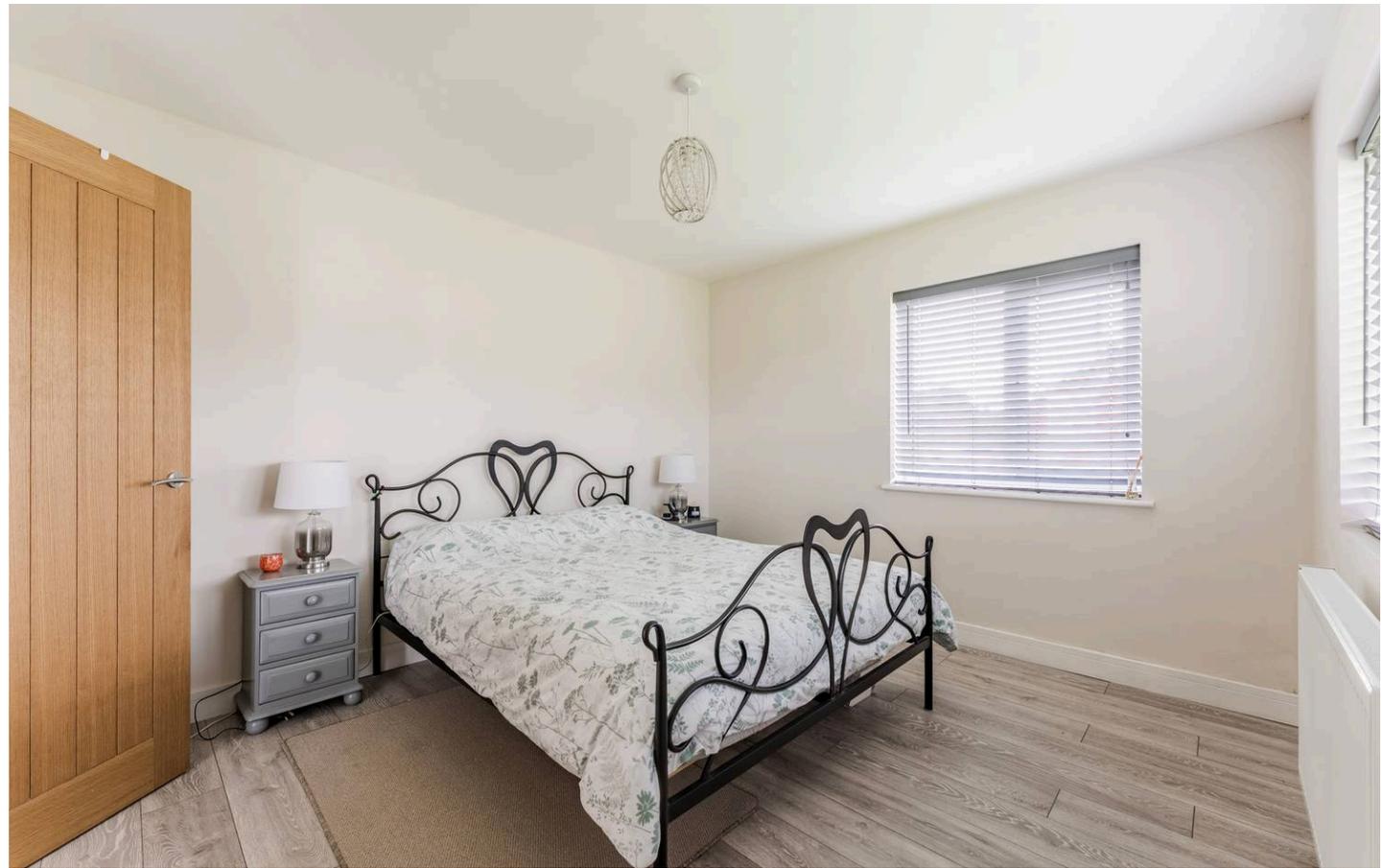
Proudly positioned on a generous corner plot within the Norfolk village of Necton, this executive detached bungalow offers a turn-key interior, ready to enjoy from the moment you move in.

The property has been extended at the rear to create a bright and inviting living space, with two sets of French doors overlooking sweeping Norfolk countryside, creating a peaceful setting filled with natural light. There is potential for further development, allowing the home to be tailored to your own lifestyle and design preferences (stpp).

A welcoming entrance hall sets the tone for the interior, leading to the open-plan kitchen and dining area. The kitchen is fitted with contemporary cabinetry, a range oven, integrated dishwasher, and space for a fridge/freezer. French doors from the dining area open directly onto the garden, providing a seamless connection between indoor and outdoor living.

The extended living room is a striking feature, with a lantern rooflight and French doors that invite daylight to flood the space, offering a versatile area for both relaxing and entertaining.

The property accommodates three double bedrooms, each providing generous proportions and privacy. The shower room features a modern three-piece suite with clean lines and a practical layout.



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Outside, the gardens extend around the home, offering a private, wrap-around space that is well-maintained and designed for enjoyment. A raised patio provides an ideal spot for seating and outdoor dining, while the lawned areas create space for play or relaxation.

At the front, the home enjoys strong kerb appeal with a large garden, a shingle driveway providing off-road parking, and a garage for storage.

Set in a quiet village location, yet with access to the surrounding Norfolk countryside, this bungalow combines spacious, comfortable accommodation with the opportunity to shape the home to your own needs, offering a calm and attractive setting that is ready to enjoy immediately.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
1184 sq.ft. (110.0 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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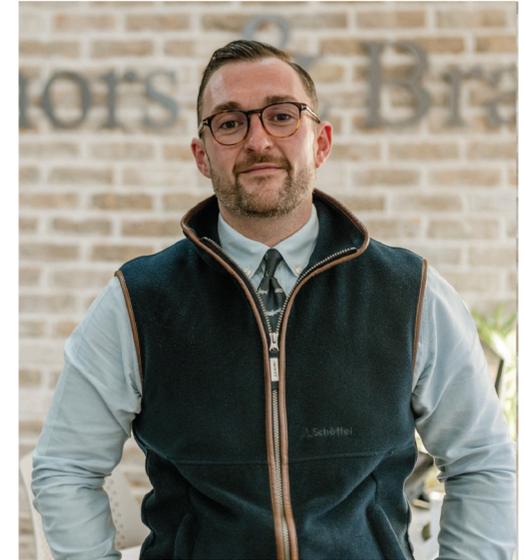
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