



7 Treasure Grove, Necton

Swaffham



Minors & Brady

7 Treasure Grove

Necton, Swaffham

Located on a private road in Necton, this three-bedroom home combines practicality with a modern layout suited to everyday living. The ground floor is arranged to provide a natural flow between spaces, offering both functionality and comfort. Its rear-facing living area connects seamlessly with the outdoor space, creating an easy transition for indoor-outdoor use. Upstairs accommodation is well-balanced, with dedicated facilities supporting both the main bedroom and additional rooms. The outdoor area is thoughtfully structured to maximise usability while maintaining a sense of separation and openness. Additional features such as off-road parking, a garage, and EV charging capability enhance the property's overall convenience.

- Positioned on a private road within the village of Necton
- Three-bedroom layout offering flexible accommodation
- Ground floor cloakroom for added practicality
- Open-plan living and dining arrangement
- Principal bedroom with ensuite shower room
- Separate family bathroom serving remaining bedrooms
- Tiered rear garden with multiple usable areas
- Electric vehicle charging point installed
- Off-road parking with driveway and garage





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The Location

Treasure Grove 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.



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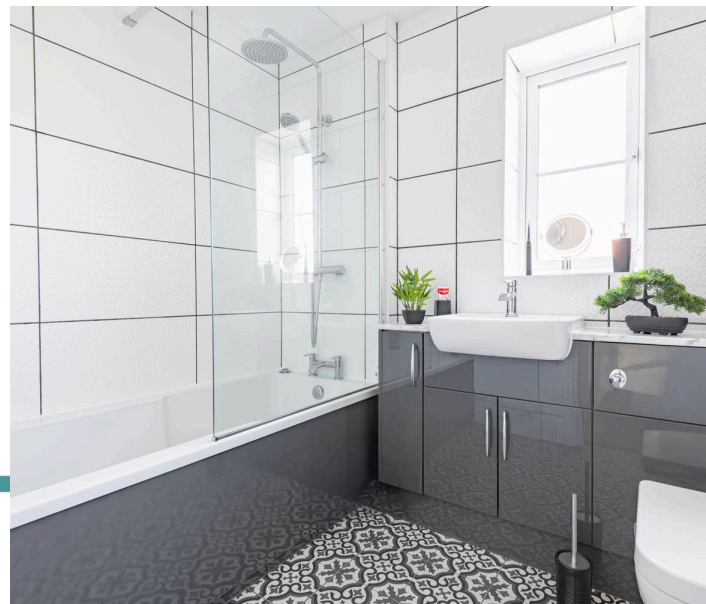
Treasure Grove, Necton

Situated on the highly sought-after private road of Treasure Grove in Necton, this well-presented three-bedroom home offers a superb balance of modern convenience, versatile living space, and a beautifully designed garden setting. With the added benefits of a driveway, garage, and EV charger point, the property is well-suited to contemporary lifestyles.

The entrance hall provides a welcoming first impression, leading to a convenient cloakroom and onward into the main living areas. The kitchen is arranged in a practical U-shape layout and features integrated appliances, complemented by a neutral colour scheme and chrome fixtures. A front-facing window allows for plenty of natural light, enhancing the clean and functional design.

To the rear of the property, a spacious sitting and dining room creates a bright and inviting environment. The layout is open plan, yet thoughtfully arranged to clearly define two distinct areas. The dining space sits adjacent to patio doors, offering direct access to the garden and making it ideal for entertaining, while the sitting area centres around a distinctive teardrop-style log burner, providing a cosy focal point.

The room overall benefits from an abundance of natural light, contributing to a warm and airy atmosphere.



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Upstairs, there are three bedrooms, including a principal bedroom with its own ensuite shower room. The remaining bedrooms are served by a main bathroom accessed from the landing, providing practical accommodation for family living or guests.

Externally, the garden is a particularly attractive feature of the home. Designed across tiers, it offers a pleasing balance of lawn and patio areas, with steps leading up through the different levels. The layout creates a sense of space and privacy, making it ideal for both relaxation and entertaining.

The garden also includes a versatile outdoor studio, suitable for a range of uses such as a home office or hobby space.

Overall, this property presents a well-rounded opportunity to acquire a home in a desirable location, with thoughtfully arranged living space both inside and out.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

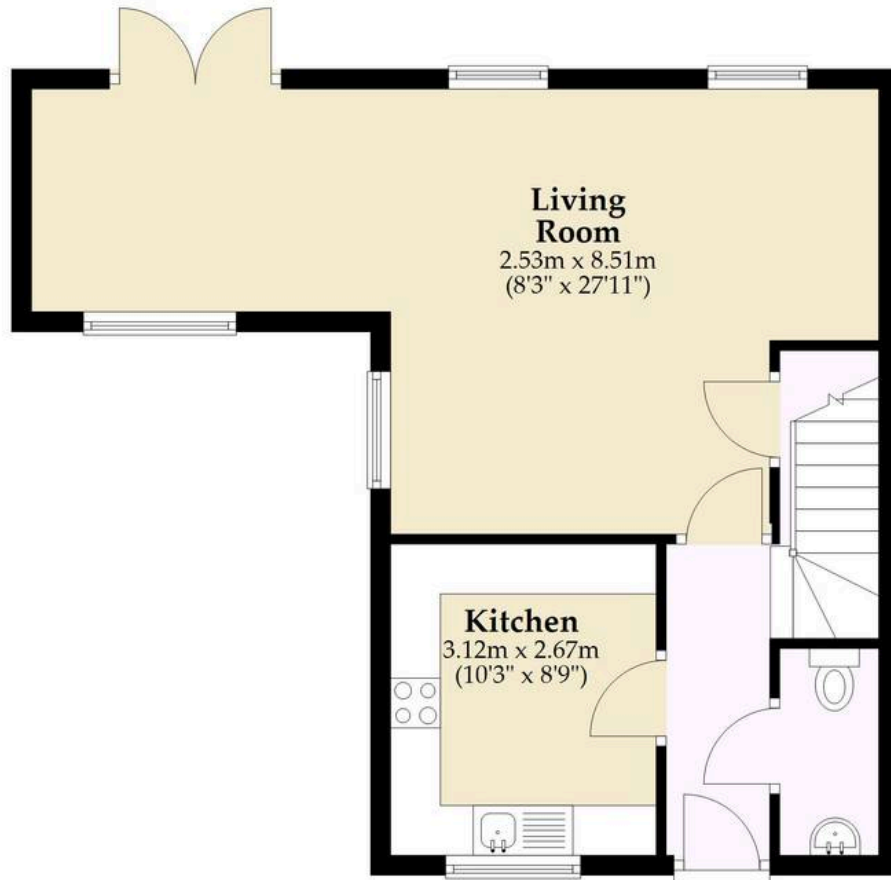
The property is located on a private road, so there will be shared maintenance costs for its upkeep, divided among the neighbouring properties.



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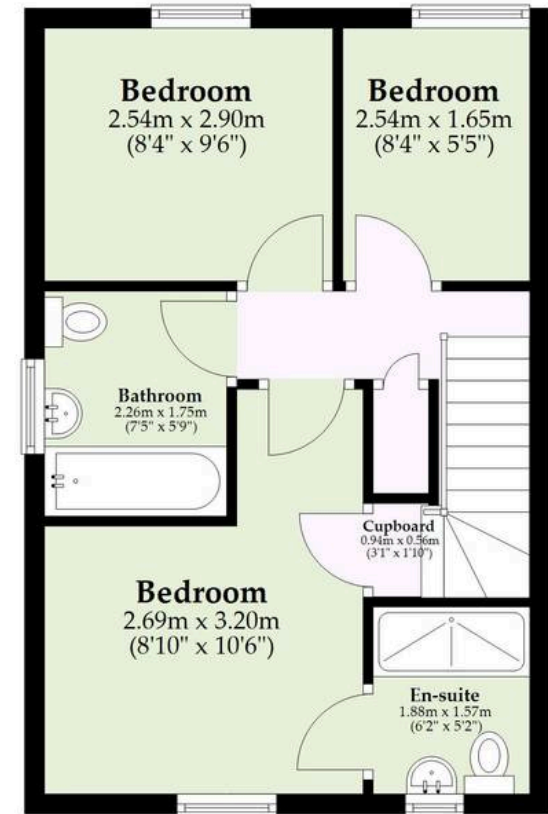
Ground Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.9 sq. feet)

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.

Plan produced using PlanUp.

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