



12 Ketts Hill, Necton

Minors & Brady



12 Ketts Hill

Necton, Swaffham

An exceptional detached bungalow with four bedrooms, south-facing gardens and uninterrupted countryside views to the rear. Set behind double gates and approached via an attractive carriage-style driveway, this substantial home offers approximately 1,425 sq. ft. of beautifully maintained and versatile accommodation. Designed for comfortable single-storey living, the property features multiple reception spaces, including a spacious lounge, dedicated TV lounge and a wonderful sun room overlooking the gardens. The thoughtfully landscaped rear garden enjoys a highly desirable south-facing aspect and backs directly onto open fields, creating a stunning rural backdrop. Combining generous living space, ample parking and an enviable setting, this is a superb home for those seeking both comfort and countryside charm.

- Impressive detached bungalow occupying a generous and established plot
- Approximately 1,425 sq. ft. of versatile and well-maintained accommodation
- Attractive carriage-style driveway with double gated entrance and excellent kerb appeal
- Spacious lounge complemented by a separate TV lounge, offering flexible reception space
- Well-appointed kitchen with ample storage and adjoining utility room
- Bright and spacious sun room enjoying delightful views across the rear garden
- Four bedrooms, ideal for families, guests or those requiring home office space
- Principal bedroom benefiting from fitted wardrobes and a private en-suite shower room



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The Location

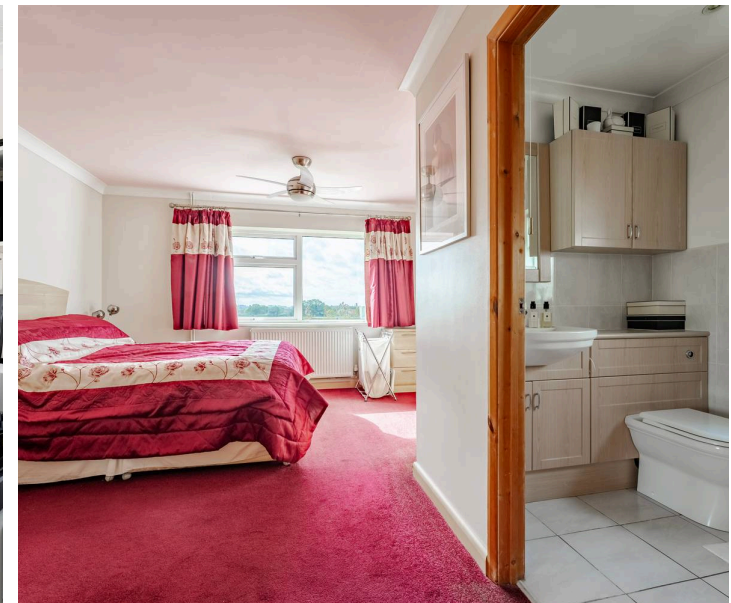
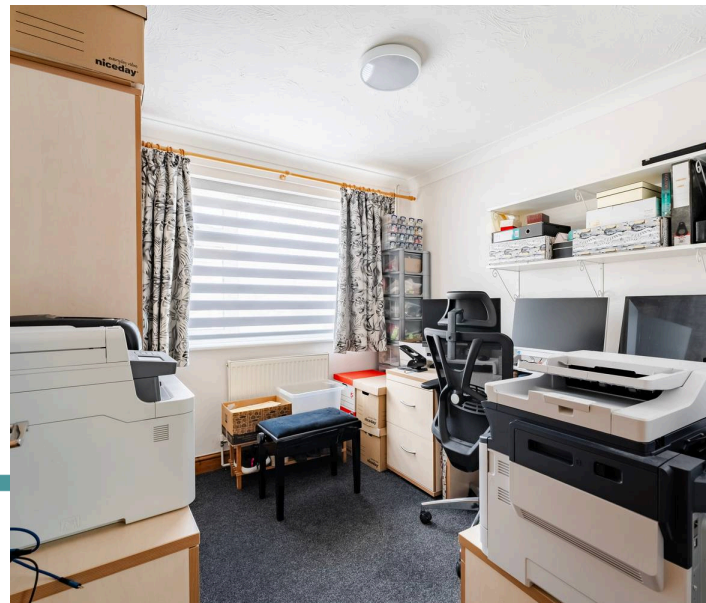
Situated within the well-regarded Norfolk village of Necton, this location offers a convenient and welcoming setting with excellent access to a range of everyday amenities. Known for its strong sense of community and attractive rural surroundings, Necton enjoys a desirable position between the market towns of Dereham and Swaffham, providing the perfect balance of village life and accessibility.

Residents benefit from a variety of local facilities, including a well-regarded primary school, Oak Farm Surgery, a village hall, recreational amenities and the popular Premier convenience store for day-to-day essentials. The village also features an Asda Express with fuel station and Costa Coffee, offering additional convenience for commuters and residents alike.

For a wider selection of shopping, dining and leisure opportunities, both Swaffham and Dereham are within easy reach, making Necton an ideal base for those seeking the tranquillity of village life without compromising on accessibility to larger town amenities.

The surrounding countryside provides an abundance of opportunities for outdoor recreation, with scenic walking routes, quiet country lanes and open green spaces perfect for walking, cycling and exploring throughout the seasons. The picturesque Norfolk landscape further enhances the appeal of the area.

Necton is particularly well placed for travel across the county, benefiting from swift access to the A47, which provides direct routes to Norwich, King's Lynn and beyond.



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Set behind double gates and enjoying an attractive carriage-style driveway, this impressive detached bungalow immediately stands out with its strong kerb appeal and well-maintained presentation. Occupying a generous plot and offering approximately 1,425 sq. ft. of accommodation, the property has been lovingly cared for and provides versatile single-storey living in a wonderful setting.

The welcoming entrance hall sits at the heart of the home, providing access to all principal rooms. A comfortable lounge offers an ideal space for relaxation, while the spacious kitchen is fitted in a traditional style and provides ample storage alongside space for a range of appliances.

Adjoining the kitchen, the bright sun room enjoys views across the garden and creates a perfect space for dining, entertaining or simply appreciating the peaceful surroundings.

The accommodation comprises four bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a well-appointed shower room. Additional practical features include a useful storage cupboard and a separate utility room. The property also benefits from a dedicated TV lounge, providing valuable extra reception space.



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Outside, the gardens are a particular highlight. Thoughtfully landscaped and beautifully maintained, the south-facing rear garden enjoys a wonderful sense of privacy and backs directly onto open fields, creating a superb rural backdrop with uninterrupted views. A pergola provides an attractive focal point and a perfect spot for outdoor seating and entertaining throughout the warmer months.

Combining spacious accommodation, excellent presentation, versatile living areas and a truly enviable setting, this executive-style bungalow offers a fantastic opportunity for buyers seeking a well-kept home with countryside views, generous parking and attractive outdoor space.

Agent's Note

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



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Total area: approx. 132.4 sq. metres (1424.7 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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