



# 18 Chantry Lane

Guide Price £525,000 - £550,000

This beautifully extended detached home occupies a popular and well-regarded location and has been fully renovated to an exceptional standard by the current owners.

Finished with care and attention throughout, the property offers generous, flexible living space ideal for modern family life.

At the heart of the home is a stunning kitchen, fitted with a range of integrated appliances and designed to combine style with practicality.

This opens into an impressive living and dining area, featuring a fireplace and bi-fold doors that seamlessly connect the interior with the rear garden.

A separate sitting room, which could also serve as a fourth bedroom, benefits from its own fireplace, while an additional gym or study room provides further versatility. Completing the ground floor is a contemporary shower room and WC.



The first floor offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a stylish four-piece family bathroom suite.

The spacious landing presents an exciting opportunity to create an additional bedroom if desired, subject to requirements.

Externally, the property continues to impress with five garages, ample off-road parking, and an enclosed rear garden complete with a decking area, perfect for outdoor entertaining and relaxation.

A truly impressive home offering space, quality, and flexibility in a sought-after setting.



## Services

Gas central heating. Mains drainage, electricity, and water are connected.



## Situation

Necton is a good sized village situated south of the A47, some 5 miles east of Swaffham and 10 miles west of Dereham.

The village is well served with a good range of shops, excellent school, Public House, doctors surgery, and many other amenities.

## Directions

To find the property turn off the A47 into Necton and proceed onto Tuns Road. Take the left hand turning onto Mill Street and at the junction, turn left onto Chantry Lane. The property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0551.



## Useful Information (where is the nearest?)

Doctors – Plowright Surgery Necton – (0.2 miles)

Dentist – John Holmes Dental Surgery – (3.4 miles)

Hospital – Norfolk & Norwich (22.8 miles)

Primary School – Necton Church of England Primary School – (0.2 miles)

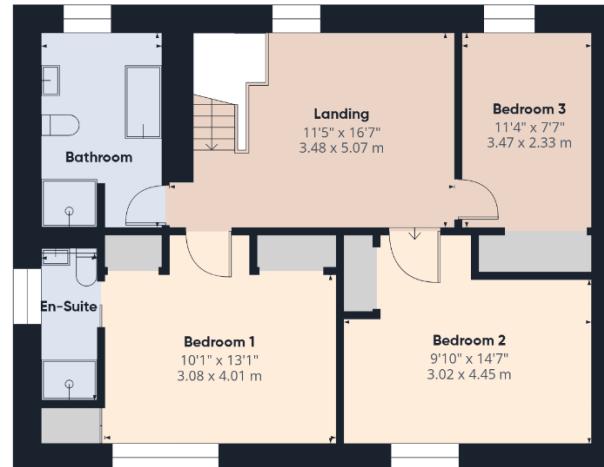
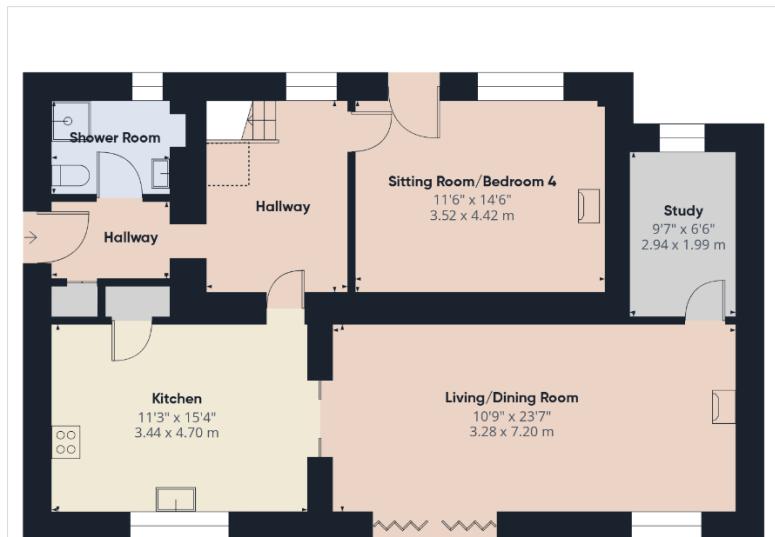
Secondary School – The Nicholas Hamond Academy – (3.9 miles)

Train Station – Norwich (30.1 miles)

Airport – Norwich International Airport (26.4 miles)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





PARSONS  
COMPANY

Approximate total area<sup>(1)</sup>

2500 ft<sup>2</sup>  
232.2 m<sup>2</sup>

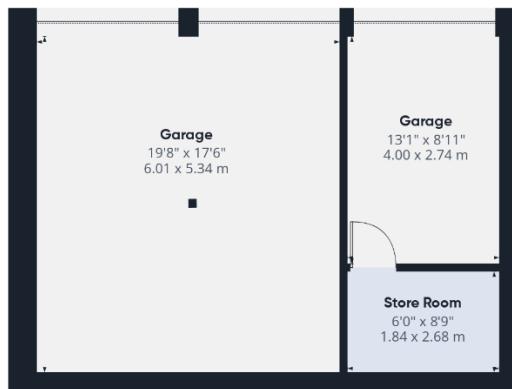
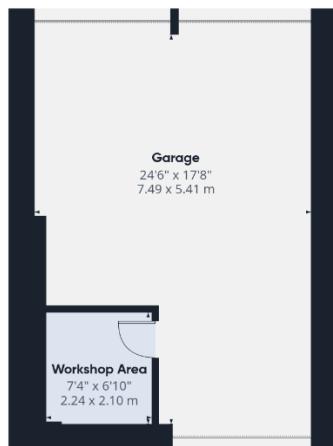
Reduced headroom  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

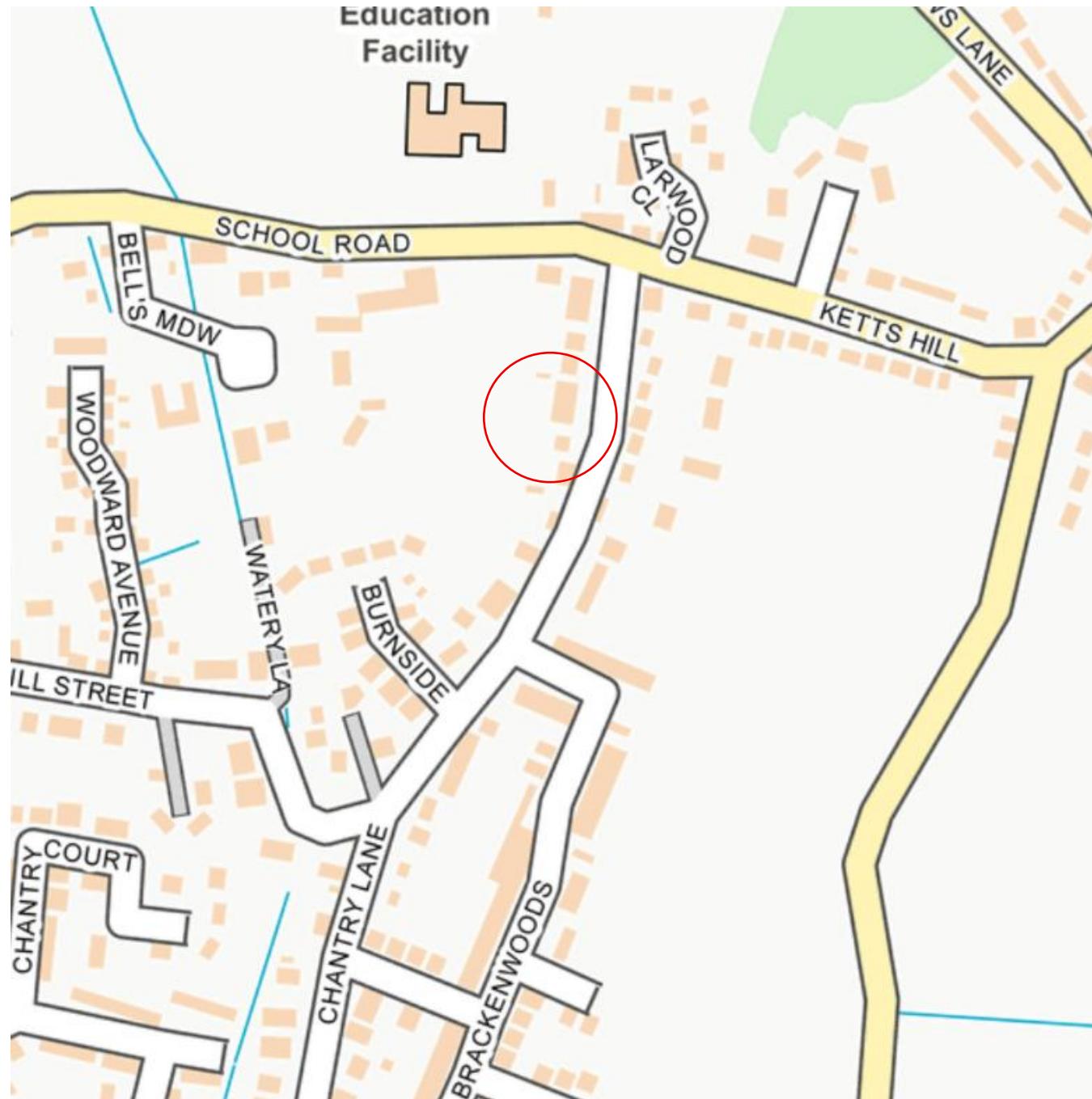
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360





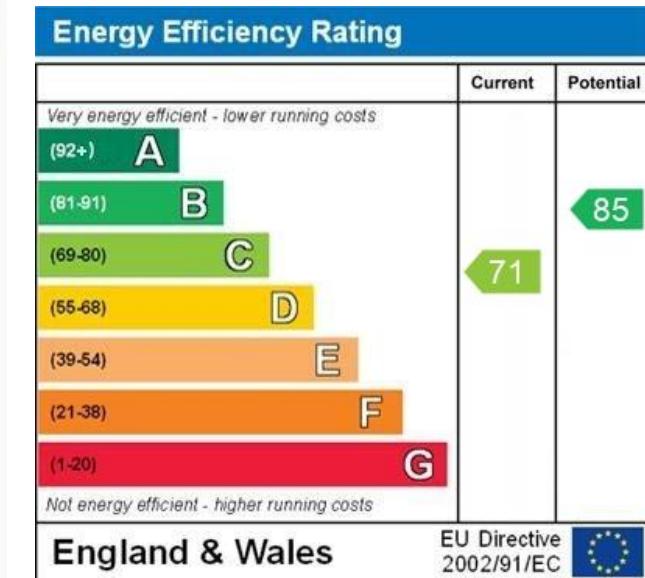
## Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0683-3040-0208-6684-7204>



**Dereham Office**  
37 Quebec Street,  
Dereham, NR19 2DJ  
01362 696895  
[post@parsonsandcomnpy.co.uk](mailto:post@parsonsandcomnpy.co.uk)

**PARSONS**  
COMPANY

**Reepham Office**  
Market Place, Reepham, NR10 4JJ  
01603 870473  
[info@parsonsandcomnpy.co.uk](mailto:info@parsonsandcomnpy.co.uk)