



THE STORY OF

43 Ketts Hill

Necton, Norfolk

SOWERBYS



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43 Ketts Hill

Necton, Norfolk
PE37 8HX

Three Bedroom Link-
Detached Home

Situated on Periphery
of Desirable Village

Good Sized Front and
Rear Gardens

Fitted Kitchen /
Breakfast Room

Sitting Room with Fireplace

Garage and Utility

Well Presented Throughout

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This delightful link-detached home is situated on the periphery of the popular and well-served village of Necton which enjoys a host of amenities locally. Having been a much loved family home for in excess of 40 years, the property has been well cared for and is found in great condition. However, for those looking to put their own stamp on a property, this might just be the perfect blank canvas. Aided by extensive front and rear gardens, the property could be extended, subject to the necessary consents of course.

The current accommodation extends to approximately 1,300 sq. ft. and incorporates; an entrance hall, fitted kitchen/breakfast room, cloakroom and a spacious sitting room. Upstairs, there are three excellently proportioned bedrooms and a family bathroom arranged around the first floor landing.

Additionally, the adjoining garage is linked to the house by a covered passage which doubles as a convenient boot room. There is a utility room/office to the rear of the garage.

Externally, the property enjoys an elevated position with ample driveway parking to the front and a good size lawn which could easily be utilised to create additional parking should one require. To the rear, a large patio wraps around to the rear of the property with steps leading up to a further raised patio which flows onto the lawn. Borders with shrubs and a garden shed further complement.





Extensive front and rear gardens perfectly complement the property.



First Floor
Approximate Floor Area
506 sq. ft
(46.99 sq. m)



Ground Floor
Approximate Floor Area
797 sq. ft
(74.05 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

Sit between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground floor from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from Sowerbys



“Well cared for,
and a much-loved
family home for
over 40 years.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 6337-3821-3200-0479-9206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///scoop.fell.baking

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SOWERBYS

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