



THE STORY OF

The White House

Little Dunham, Norfolk

SOWERBYS



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The White House

2 Necton Road, Little Dunham, Norfolk
PE32 2DN

Detached Period Home

Quiet and Private Corner Plot

Multiple Reception Spaces

Three Double Bedrooms

Conveniently Located for Dereham
and Swaffham Town Centres

Access to A47

Feature Fireplace

Garage Converted into Studio/
Office Space, or even Gym

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Set within the peaceful village of Little Dunham, this detached period home occupies a quiet and private corner plot, offering a strong sense of space and seclusion while remaining well connected to nearby market towns and road links. The setting is ideal for those seeking a balance between rural living and everyday convenience, with Dereham and Swaffham both easily accessible, along with straightforward access to the A47 for wider travel.

The property has been arranged to support modern lifestyles, with multiple reception areas that provide flexibility for both everyday living and entertaining. These adaptable spaces allow for a variety of uses, whether that be family living, working from home, or hosting guests, all centred around a characterful interior that includes a feature fireplace as a natural focal point.

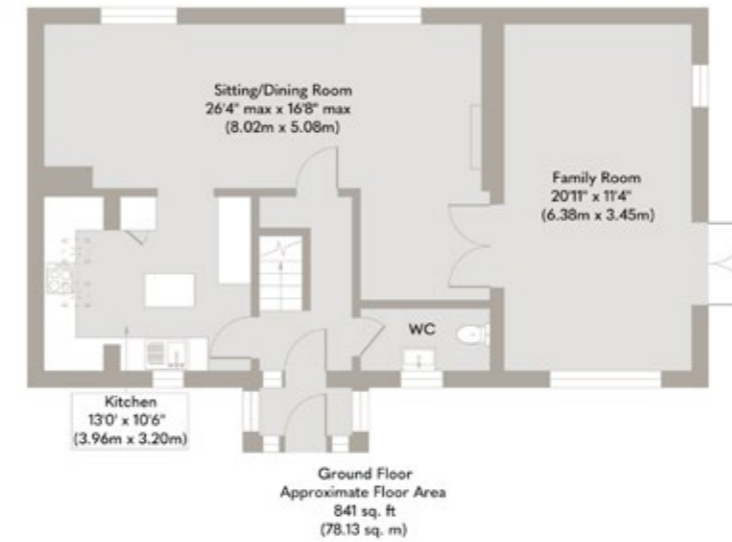
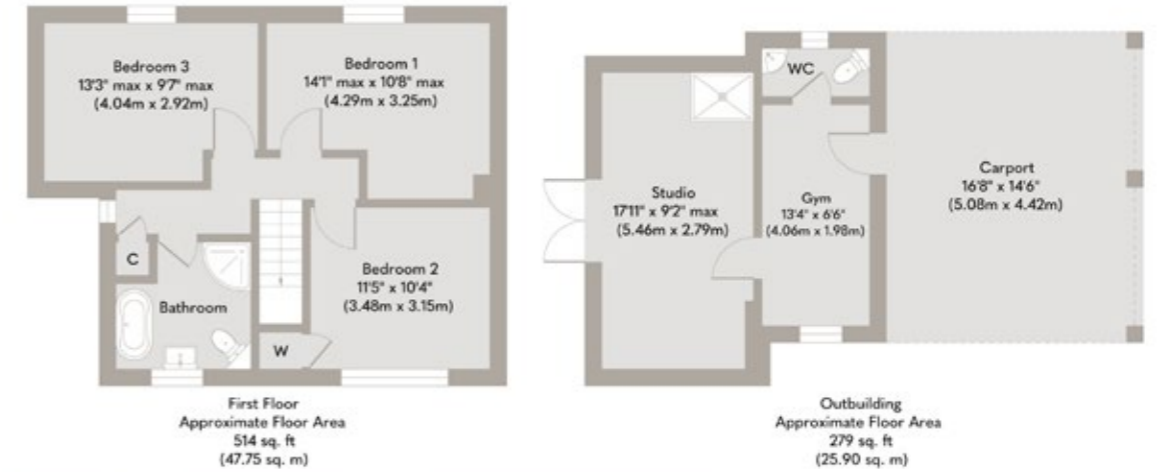
Upstairs, the house offers three well-proportioned double bedrooms, ensuring comfortable accommodation for families, guests, or those requiring additional workspace. The overall layout is practical and balanced, designed to suit both growing households and those looking for extra room without compromise. Externally, the plot enhances the sense of privacy, with its corner position providing a more open outlook while still feeling enclosed and secure. The former garage has been thoughtfully converted, creating a versatile additional space that can function equally well as a home office, studio, or gym, catering to a range of lifestyle needs.

Combining period character with flexible living arrangements and a well-connected village location, this is a property well suited to buyers looking for space, adaptability, and a quieter pace of life without losing accessibility.



We especially love the beautiful open field views from the front bedroom.





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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Little Dunham

THE CALM AND FRIENDLY RHYTHM
OF A NORFOLK VILLAGE

A small village, Little Dunham is within the catchment area for Litcham High School and is situated just north east of the market town of Swaffham. The village has a church and the nearest primary school is in the neighbouring village of Great Dunham.

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'. The town also boasts a museum which focuses on many different and impressive parts of local history. It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



“The wildlife is all around, and the area is fantastic for dog walking.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.
Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9608-3046-8202-7425-6204.

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: ///betraying.hissing.pets

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SOWERBYS

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