



THE STORY OF
8 Hawthorn Drive
Necton, Norfolk

SOWERBYS



THE STORY OF

8 Hawthorn Drive

Necton, Norfolk
PE37 8PP

Modern Detached Home

Easy Access to Local School and Amenities

Conveniently Located for A47 Access to
Dereham, Swaffham and Kings Lynn

Three Spacious Double Bedrooms

Air Source Heat Pump and Underfloor
Heating to Ground Floor

Ample Off Road Parking for Multiple Vehicles

Sleek Open-Plan Kitchen-Dining
Room with Integrated Appliances

Detached Garage, Currently Set
Up as Gym and Sauna

Private and Enclosed Rear Garden

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



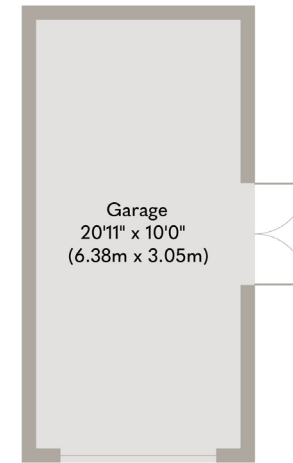
A well-proportioned three-bedroom detached home, 8 Hawthorn Drive offers around 1,286 sq. ft. of accommodation arranged over two floors, together with a separate garage. The property provides a practical balance of shared living space, useful household facilities and comfortable bedroom accommodation, making it well suited to modern family life.

The layout has been designed with everyday living in mind, with the ground floor centred around a generous kitchen/dining area. This is a versatile space for both day-to-day meals and entertaining, with the kitchen arranged to provide good workspace and storage while retaining plenty of room for a dining table and family use. The adjoining utility room adds valuable practical space for laundry and household tasks, helping to keep the main living areas clear and organised.

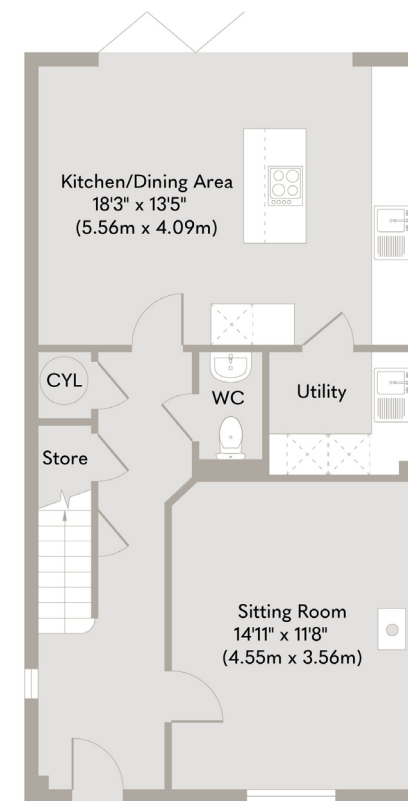
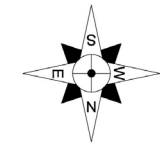
A separate sitting room provides a more defined space for relaxing, with enough room for comfortable seating and furniture without compromising the sense of space. A ground-floor WC, useful store and additional storage areas further enhance the practicality of the layout, while the entrance hall provides a clear transition between the principal living spaces.

Upstairs are three bedrooms, including a larger principal bedroom with its own en-suite shower room. The second and third bedrooms provide flexibility for children, guests, home working or hobbies, depending on the needs of the household. A family bathroom serves the remaining bedrooms.

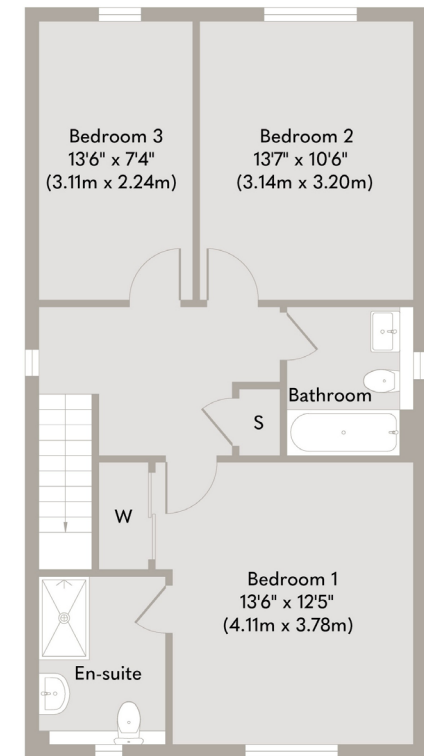




Garage



Ground Floor
Approximate Floor Area
643 sq. ft
(59.76 sq. m)



First Floor
Approximate Floor Area
643 sq. ft
(59.76 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.

Copyright V360 Ltd 2026 | www.houseviz.com



The detached garage is an important additional feature, currently set up as a gym with sauna, whilst also providing useful storage for bikes, tools, gardening equipment and other belongings. The combination of garage and internal storage means the house can accommodate the practical demands of family life without relying solely on the main living areas.

With its detached design, three-bedroom layout and useful combination of living, utility and storage space, the property offers a straightforward home for buyers looking for a comfortable base within a village setting. The accommodation is equally suited to a growing family, a couple wanting additional bedrooms for guests or working from home, or buyers looking for a property with room to adapt as their needs change.

Necton provides a village setting while remaining well placed for access to the wider Norfolk area. For those seeking a home away from a larger town but still requiring practical connections for work, education and leisure, Hawthorn Drive offers an appealing balance of village living and accessibility.

Overall, Hawthorn Drive is a well-sized detached home with a particularly practical layout. The generous kitchen/dining space, separate sitting room, utility facilities, three bedrooms, en-suite, family bathroom and detached garage combine to create a property that is easy to live in and capable of meeting a range of modern household requirements.



Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

Positioned between Swaffham and Dereham, with convenient access to the A47 linking Norwich and King's Lynn, Necton combines village living with excellent connections across Norfolk. Surrounded by Breckland countryside, the village is well placed for both everyday convenience and outdoor pursuits, with Thetford Forest around 30 minutes away offering walking and cycling trails, Go Ape adventures and peaceful picnic spots beneath the pines.

Rich in history, Necton is recorded in the Domesday Book as *Nechetuna*, meaning 'settlement by a neck of land', reflecting its position at the foot of a ridge. At the heart of the village stands the Grade I listed All Saints' Church, renowned for its impressive hammerbeam roof and carved angel details, creating one of the area's most striking historic landmarks.

The village itself offers a strong sense of community alongside a range of useful amenities including a village shop, post office, primary school, doctors' surgery and café. The Windmill Inn remains a popular destination for relaxed dining and drinks, while nearby Swaffham and Dereham provide further supermarkets, independent shops and leisure facilities.

Necton's location also makes it ideal for exploring the wider county. The North Norfolk coastline, the city of Norwich and the market towns of mid-Norfolk are all within easy reach, while the nearby Brecks provide miles of open countryside, nature reserves and walking routes to enjoy throughout the seasons.



Note from the Vendor



“A great community, close to open fields and the countryside. There are lovely walks in all directions...”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 9031-3944-9302-7634-5204

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: /// armful.detection.remembers

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

