



**4 Dennis Close | Swanton Morley | Dereham | NR20**

**Guide Price £550,000**

GUIDE PRICE £550,000-£575,000\*\*A MUST SEE HIGH SPEC GEORGIAN STYLED FAMILY HOME\*\* Gilson Bailey are delighted to offer this SIMPLY STUNNING, HOPKINS BUILT, FOUR BEDROOM, DETACHED FAMILY HOME situated on a commanding plot overlooking the green in the tranquil village of Swanton Morley. Accommodation comprising entrance hall, lounge, spacious kitchen/diner, utility room, snug, conservatory and WC to the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS and family bathroom off landing with two bedrooms having EN-SUITE SHOWER ROOMS. Outside to the front there are well maintained gardens and a shingled driveway providing off road parking leading to a DOUBLE GARAGE with power and lighting. To the rear there is a private garden mainly laid to lawn with mature plants and shrubs and a large patio seating area. The house benefits from double glazed sash style windows, oil heating, built in wardrobes in all four bedrooms, field and green views and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing to appreciate the size, quality and location on offer.





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.  
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## Location

Swanton Morley has a number of local amenities including a butchers, village shop, Post Office, garage, primary school, delightful village green and two public houses. There is also a village hall and local sports clubs which include football, bowls and cricket. The nearby River Wensum, lakes and fisheries provide fantastic spots for fishing and nature lovers will discover footpaths criss-crossing the area. For more amenities and shops, the bustling market town of Dereham is located just 3 miles away and offers a shopping centre, market place, golf course, cinema and swimming pool.

## Accommodation Comprises

Pillared entrance with front door to:

### Entrance Hall

Doors to lounge, kitchen/diner, snug, WC and stairs to first floor.

### Lounge 15'9" x 15'3"

Two double glazed windows, radiator, wood burner.

### Kitchen/Diner 33'4" x 17'5"

Fitted wall and base units with worktops over, sink and drainer, space for Range Cooker, integrated fridge/freezer and dishwasher, double glazed window, French doors to garden, door to utility, double doors to conservatory, two radiators.

### Utility Room 7'11" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, integrated washing machine, door to side.

### Conservatory 11'9" x 11'8"

Double glazed construction, tiled flooring, radiator, French doors to garden.

### Snug 11'0" x 9'7"

Double glazed window, radiator.

### WC 6'2" x 3'9"

Low level WC, hand wash basin, radiator, extractor fan.

### First Floor Landing

Doors to four bedrooms, bathroom and airing cupboard.

### Bedroom One 15'3" x 13'0"

Two double glazed windows, radiator, two built in wardrobes.

### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Two 16'11" x 13'2"

Two double glazed windows, built in wardrobes and dressing area, radiator.

### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Three 12'0" x 11'10"

Double glazed window, radiator, two built in wardrobes.

### Bedroom Four 13'10" x 10'0"

Double glazed window, radiator, built in wardrobe.

### Bathroom

Panelled bath with shower attachment, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Lawned garden, mature plants and shrubs, driveway providing off road parking.

### Double Garage 20'11" x 20'11"

With power and lighting.

### Outside Rear

Good sized lawned garden, mature plants and shrubs, patio seating area, enclosed by fencing with side gate access.

### Local Authority

Breckland Council, Tax Band E.

### Tenure


Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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