

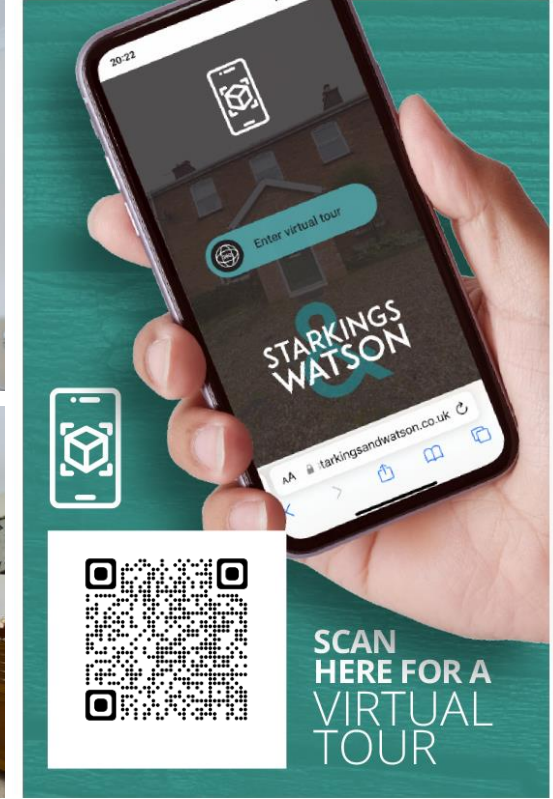
WOODGATE LANE

Swanton Morley, Dereham NR20 4NS

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- Substantial Detached Home
- Countryside Walks in Abundance
- Three Miles from Dereham
- Kitchen/Breakfast Room & Utility Cupboard
- Four Bedrooms & Home Office
- Bathroom, En Suite & Cloakroom
- Landscaped Front & Rear Garden
- Garage & Shingle Driveway

IN SUMMARY

This SUBSTANTIAL FAMILY HOME spanning 1725 Sq. ft (stms) is situated in the village of SWANTON MORLEY, only three miles from the MARKET TOWN of DEREHAM. Benefiting from COUNTRYSIDE WALKS in ABUNDANCE, the accommodation boasts a GENEROUS ENTRANCE HALL, cloakroom, SITTING ROOM with DUAL ASPECT, dining room, STUDY which enjoys the FIELD VIEWS and a UTILITY ROOM which adjoins the KITCHEN/BREAKFAST ROOM. Upstairs this accommodation could easily have been made into five bedrooms but instead, each of the FOUR BEDROOMS are DOUBLE with space for or BUILT-IN WARDROBES. The main bedroom is EN SUITE and there is a FAMILY BATHROOM with a four-piece suite. The SHINGLE DRIVE leads to a SINGLE GARAGE and a gate to the LANDSCAPED REAR GARDEN.

SETTING THE SCENE

There are field views to front and a shingle driveway underfoot as you approach. The driveway leads to the lawned frontage, garage with a sandstone pathway taking you to the front door. Next to the pathway

there is a shaped and planted flowerbed which runs around the front of the property.

THE GRAND TOUR

Once inside, the larger than average hallway offers a luxury fitted carpet underfoot, running into a number of rooms on the ground floor. On your right as you enter, there is a study with a window to front overlooking fields, straight ahead a built-in double cupboard and the door into the sitting room. The cloakroom, dining room and kitchen/breakfast room also lead from the hall. The sitting room has a central fireplace and a dual aspect view with a window to front and French doors to the garden. Following the accommodation, there is cloakroom with a two-piece suite and a connecting door to the dining room which in turn leads to the kitchen. The kitchen has cabinets at wall and base level, an integrated dishwasher and space provided for a fridge/freezer. The hob, electric cooker and extractor fan are all built-in. The adjacent utility room is home to the other white goods and laundry cupboard. Upstairs, all four bedrooms would comfortably fit a king size bed and have a matching fitted carpet to the landing. The two bedrooms on the left-hand side at the top of the stairs are almost the same size and the bedroom to front is classed as bedroom two in terms of size. The main bedroom has built-in storage, windows to front and rear, and an en suite shower room. Finally, the family bathroom has a four-piece suite including a bath, shower, low level W.C and a hand wash basin.



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THE GREAT OUTDOORS

Immediately outside the property, a sandstone patio has been laid and finished with a brick border of a matching colour. The patio becomes a footpath and leads to the gated side access and the garage. Beyond the patio, there are shaped flower beds with mature plantings which include, flowers, shrubbery and trees.

OUT & ABOUT

Swanton Morley is a large widespread and well served village situated approximately three miles north of Dereham. The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away.

FIND US

Postcode : NR20 4NS

What3Words : ///relished.condensed.penny

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor Building 1



GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1725.62 ft²
 160.31 m²
 Reduced headroom
 94.41 ft²
 8.77 m²