

## 37 Swan Road, Dereham - NR19 1AG

£280,000 Freehold

Located in a quiet cul-de-sac, this impressive three-storey, four-bedroom semi-detached house offers spacious and well-presented living, making it an ideal family home. It features four generous bedrooms, including a master with an en suite and one with skylights that flood the room with natural light. The bright and airy lounge provides the perfect space for relaxation, while a separate dining room with French doors opening to the garden creates an ideal setting for entertaining. A modern white fitted kitchen comes with white goods for added convenience. On the ground floor, you'll find a practical WC, with a family bathroom on the first floor and a shower room on the second. Externally, a south-facing enclosed rear garden provides a peaceful outdoor area, while off-road parking for two vehicles is available on the driveway, plus an additional garage for extra parking or storage.



## Location

Swan Road is in a convenient and well-connected part of Dereham, within walking distance of the town centre and its wide range of shops, cafes, supermarkets, and schools. The area has a welcoming, established feel with tree-lined streets and nearby green spaces ideal for walks and outdoor activities. Public transport links are strong, with regular bus routes to Norwich and nearby villages, and quick access to the A47 for those commuting by car. Dereham is a popular market town known for its community spirit, leisure facilities, healthcare services, and regular local events, offering a relaxed lifestyle with everything needed close by.



## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating and Combi Boiler

Council Tax Band- D





## Swan Road, Dereham

As you step into the property through the entrance hall, you are greeted by a conveniently located ground floor WC, setting the tone for the practical layout of the home.

The lounge area is bright and spacious, providing the perfect setting for relaxation and entertaining. A door from the lounge leads into the separate dining room, which features elegant French doors opening out to the outside space, allowing for seamless indoor-outdoor living.

Continuing through the property, you will discover a modern white fitted kitchen, complete with ample counter space, tiled backsplash, tiled floors, and plumbing for a washing machine. The inclusion of white goods in the sale adds further convenience to this well-equipped kitchen, which also offers direct access to the outside area.

Venturing upstairs to the first floor, a storage cupboard on the landing provides additional practicality. Here, you will find two spacious bedrooms, one of which is a double with built-in cupboards and an ensuite featuring a shower and vanity cupboard. The second bedroom on this floor presents versatility and can easily serve as a home office or guest room.

A family bathroom with a panelled bath, shower overhead, and partially tiled walls completes this level, offering both style and practicality for family use.

Ascending to the second floor, two more spacious double bedrooms await, with one boasting skylights to allow natural light to flood the room. Both bedrooms are equipped with built-in cupboards, providing ample storage space.

A shower room on this floor adds further convenience for occupants.

Additionally, this property offers double glazing throughout, enhancing comfort and energy efficiency.

Externally, the secluded, south-facing enclosed rear garden offers a private outdoor space, featuring a paved seating area perfect for dining or relaxing in the sun. The garden also includes a storage shed for added convenience and a gate to the side for easy access.

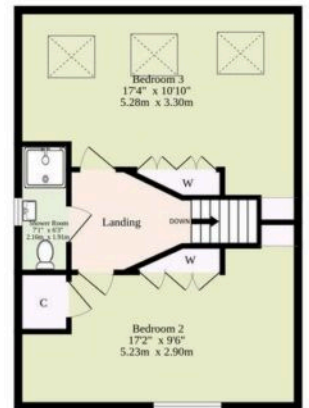
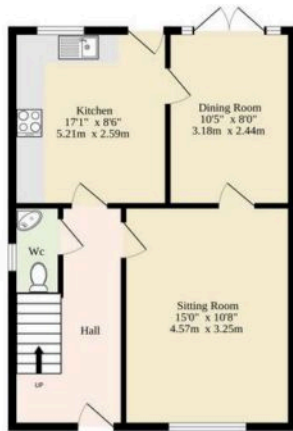
Off-road parking is provided by the driveway, with space for two vehicles. There is also an additional garage, offering further parking or storage options.



Ground Floor  
590 sq.ft. (54.8 sq.m.) approx.

1st Floor  
419 sq.ft. (38.7 sq.m.) approx.

2nd Floor  
431 sq.ft. (40.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

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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