



Farrow Close, Swanton Morley, Dereham, NR20 4RN

welcome to

Farrow Close, Swanton Morley, Dereham

A stunning 5 bedroom detached family home, offering ample living accommodation and set within the heart of this well-appointed village. The contemporary style home offers a fantastic kitchen/dining room with integrated appliances, separate utility, 24' conservatory, garden, driveway, garage & more!



Description

We are extremely pleased to welcome to the market this outstanding 5 bedroom detached family-sized home. Situated within a quiet cul-de-sac in Swanton Morley, enjoying local amenities close by, pleasant green space and bus routes.

Boasting generously proportioned accommodation space throughout, which the ground floor comprises; inviting entrance hall, cloakroom w.c, inviting bow-fronted lounge with central fireplace, modern fitted kitchen/dining room with integrated appliances and breakfast bar, separate utility room and impressive 24' conservatory. This home is complemented on the first floor by five sizeable bedrooms with the last bedroom offering versatile use as a home office/study, and the four piece bathroom suite.

Coupled with this accommodation, this grand family home offers oil fired central heating and double glazed windows throughout. Outside, there is a shingle driveway providing off road parking and access to the integral garage, together with a well-manicured rear garden with space for outside entertaining.

Viewing this property is a must to fully appreciate the accommodation and specification offered for sale!

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, inset ceiling spotlights, radiator, doors opening to the lounge, kitchen/dining room and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, wood effect flooring and obscure glass window to front aspect.

Lounge

14' x 12' 9" (4.27m x 3.89m)
With fitted carpet flooring, central gas fireplace with decorative surround, inset ceiling spotlights, wall lights, radiator and double glazed bow window to front aspect.

Kitchen / Dining Room

18' x 10' 4" (5.49m x 3.15m)
A matching range of soft close wall and base units with complementary rolled edge work surfaces over and upstands, inset 1 1/2 bowl sink with mixer tap above, built-in eye-level double oven, inset electric hob with concealed extractor, integrated full-length fridge, separate integrated freezer, wood effect flooring, inset ceiling spotlights, under-cabinet lighting, breakfast bar, double glazed window to rear aspect, double glazed patio doors opening to the conservatory and opening to;

Utility Room

10' 8" x 7' 7" (3.25m x 2.31m)
A matching range of base units with complementary rolled edge work surface over and upstands, inset sink with mixer tap above, space for washing machine and tumble dryer, wood effect flooring, inset ceiling spotlights, door opening to the integral garage and double glazed door opening to;

Conservatory

24' 4" x 11' 1" (7.42m x 3.38m)
UPVC and brick build with tiled flooring, inset ceiling spotlights, two radiators, double glazed windows overlooking the lovely garden space and double glazed patio doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, built-in storage cupboard, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

13' 3" x 13' 2" (4.04m x 4.01m)
With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to front aspect.

Bedroom Two

12' 9" x 11' (3.89m x 3.35m)
With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to rear aspect.

Bedroom Three

11' 3" x 7' 7" (3.43m x 2.31m)
With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Four

8' 7" x 7' 6" (2.62m x 2.29m)
With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Five

8' 4" x 7' 6" (2.54m x 2.29m)
With fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

External

The property is approached by a shingle driveway which provides generous off road parking space and access to the integral garage. The remainder of the front boasts raised flower beds and offers gate access to the rear garden.

Step outside to discover the well-manicured garden laid predominately to lawn and offering a paved patio seating area, perfect for outside entertaining and dining. Further offering raised flower beds, shrub beds, mature trees and fully enclosed by timber fencing which creates a level of privacy to the home.

Integral Garage

With power, lighting, personal door access from the utility room and up and over door to front aspect.

Location

Swanton Morley enjoys an elevated position with parts enjoying some outstanding views over the River Wensum. The amenities include shops, public houses and a primary school. The bustling market town of Dereham is about three miles away and the City of Norwich is about eighteen miles. There are regular bus services to both. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



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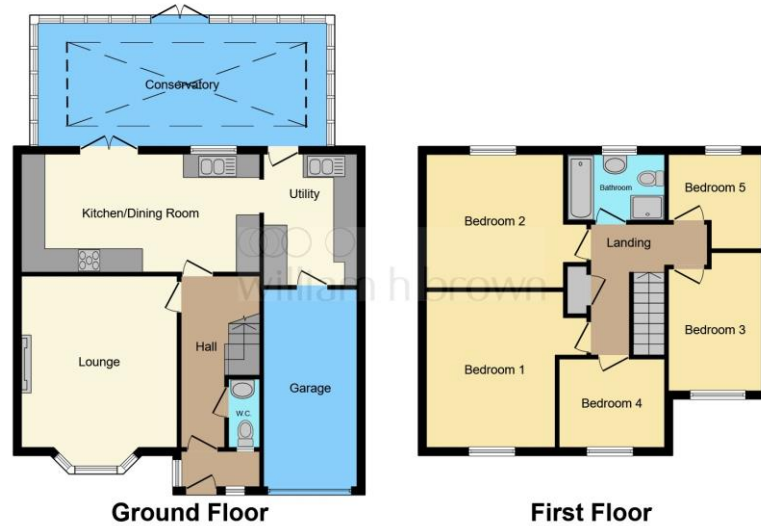
Farrow Close, Swanton Morley, Dereham

- Superb 5 Bedroom Detached Family House
- Contemporary Fitted Kitchen/Dining Room With Separate Utility Room
- Impressive 24' Conservatory
- Cloakroom W.C And 4 Piece Family Bathroom
- Oil Fired Central Heating And Double Glazed Windows
- Private, Well-Tended Rear Garden
- Shingle Driveway And Integral Garage
- Sought-After Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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