



Swan Road, Dereham, NR19 1AG

welcome to

Swan Road, Dereham

VIEWINGS ARE ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THIS HOME!! A 4 bedroom town house, ideally located just walking distance of Dereham town centre and offered for sale with no onward chain. Boasting 2 en suites, enclosed rear garden, carport parking, garage & more.. CALL NOW TO VIEW!!



Description

We are pleased to present to the market this generously proportioned 4 bedroom mid-terraced home, located within this well-established development just walking distance of town centre.

In brief, the internal ground floor accommodation comprises; long entrance hall, cloakroom w.c, fitted kitchen/diner with some integrated appliances and separate utility room, This is complemented on the first floor by the inviting lounge with central fireplace, two bedrooms and the family bathroom. Completing the property on the second floor are two further great sized bedrooms, both offering en suite bathrooms.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a carport offering off road parking space and access to the single garage, together with a well-proportioned rear garden, fully enclosed and offering space for outside activities.

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, double glazed window to side aspect, door opening to kitchen/diner and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled flooring and radiator.

Kitchen/Diner

18' 8" x 9' 6" (5.69m x 2.90m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 stainless steel sink with mixer tap, tiled splashbacks, built-in electric double oven, inset gas hob with extractor hood over, integrated dishwasher, space for free standing fridge freezer, tiled flooring, breakfast bar, inset ceiling spotlights, radiator, double glazed window to front aspect and archway opening to;

Utility Room

6' 5" x 4' 7" (1.96m x 1.40m)

A range of wall and base units with complementary rolled edge work surface over, space for washing machine and tumble dryer, part tiled walls, tiled flooring and double glazed external door opening to the rear garden.

First Floor Landing

With fitted carpet flooring, stairs rising to second floor landing, radiator, doors opening to bedrooms 3 and 4, family bathroom and further door opening to;

Lounge

15' x 15' 3" (4.57m x 4.65m)

With fitted carpet flooring, central electric fireplace with decorative surround, two radiators and two double glazed windows to front aspect.

Bedroom Three

12' 8" x 7' (3.86m x 2.13m)

With wood effect flooring, radiator and double glazed window to front aspect.

Bedroom Four

9' 9" x 8' 7" (2.97m x 2.62m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Second Floor Landing

With fitted carpet flooring, airing cupboard, double glazed window to rear aspect and doors opening to remaining bedrooms.

Bedroom One

15' 5" x 8' 8" (4.70m x 2.64m)

With fitted carpet flooring, built-in wardrobes, radiator, double glazed bay window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, part tiled walls, tiled flooring, radiator and Velux window.

Bedroom Two

13' 9" x 10' 4" (4.19m x 3.15m)

With fitted carpet flooring, radiator, double glazed bay window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, part tiled walls, tiled flooring, radiator and Velux window.

Outside

The property is approached by a brickweave driveway and carport, offering off road parking and access to the garage. The remainder of the front is laid to shingle with a paved pathway leading to the main entrance and gate access to the rear garden.

Stepping out to the rear, you are greeted by an enclosed garden laid predominately to lawn together with a paved patio seating area, ideal for outside entertaining.

Garage

With up and over door to front aspect.

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group.



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welcome to

Swan Road, Dereham

- *MUST VIEW PROPERTY - CALL US TODAY*
- 4 Bedroom Mid-Terraced Town House With No Onward Chain
- Fitted Kitchen/Diner + Separate Utility Room
- Cloakroom, 2 En Suites and Family Bathroom
- Gas Fired Central Heating and Double Glazed Windows
- Enclosed Rear Garden
- Car Port Off Road Parking and Garage
- Walking Distance Of Dereham Town Centre

Tenure: Freehold EPC Rating: C

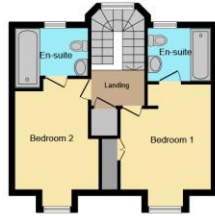
offers in excess of
£260,000



Ground Floor



First Floor



Second Floor



Garage

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2 Swan Road, NR19 1AG

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116446 - 0004

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