



Swanton Drive, Dereham, NR20 4DW

welcome to

Swanton Drive, Dereham

Sizeable Family Home! Check out this 4 bedroom detached family-sized house, located within a well-established development in Dereham, backing onto Neatherd Play Park. The home boasts an incredible 27' lounge, fantastic gardens, driveway parking, carport, garage & more!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

With fitted carpet flooring, double glazed windows surrounding and door opening to;

Entrance Hall

With tiled effect flooring, stairs rising to first floor landing, radiator, window to front aspect, doors opening to kitchen, lounge, inner hallway and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, part tiled walls, tiled effect flooring and double glazed obscure glass window to front aspect.

Kitchen

14' 4" x 10' 9" (4.37m x 3.28m)

A range of wall and base units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset gas hob with concealed extractor, space for fridge, space for washing machine, wall-mounted boiler, tiled effect flooring, radiator, dual aspect double glazed windows to front and side aspects and double glazed external door opening to the side aspect.

Lounge

27' 6" x 11' 5" (8.38m x 3.48m)

With fitted carpet flooring, central gas fireplace with tiled hearth and decorative surround, wall lights, radiators, dual aspect double glazed windows to side and rear aspects and double glazed sliding doors opening to the rear garden.

Inner Hallway

With built-in storage cupboard and door opening to;

Dining Room

14' 9" x 12' 1" (4.50m x 3.68m)

With fitted carpet flooring, radiator and dual aspect double glazed windows to side and rear aspects.

First Floor Landing

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

Bedroom One

14' 5" x 11' 3" (4.39m x 3.43m)

With fitted carpet flooring, built-in wardrobe, radiator and dual aspect double glazed windows to front and side aspects.

Bedroom Two

11' 5" x 11' (3.48m x 3.35m)

With fitted carpet flooring, built-in wardrobe, radiator and dual aspect double glazed windows to side and rear aspects.

Bedroom Three

11' 3" x 9' 9" (3.43m x 2.97m)

With fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Four

9' 8" x 8' 1" (2.95m x 2.46m)

With fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath, tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The front of the property is approached by a hard standing driveway which provides off road parking and access to the carport and garage. The property is set back from the road and enclosed by mature hedging which offers privacy to the home. The remainder of the front is laid to well-tended lawn with shrub beds and access to the rear garden.

Step outside to discover the generously-proportioned rear garden, laid predominately to lawn with charming patio areas, perfect for relaxing in the spring and summer evenings. The garden offers ample space tailored to individual preferences, including gardening, outdoor dining and entertainment. Within the grounds are numerous plant beds, mature shrubberies and convenient storage sheds, together with mature hedging and timber fencing which enclose the home, providing a level of security and privacy. A further bonus on the garden is the lawned track which leads directly to Neatherd Play Park.

Garage

With power, lighting, personal door access to side aspect and up and over door to front aspect.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham 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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welcome to

Swanton Drive, Dereham

- Spacious 4 Bedroom Detached House
- Impressive 27' Lounge
- Offers Potential To Extend And Further Enhance (Stpp)
- Gas Fired Central Heating And Double Glazed Windows
- Very Spacious, Fully Enclosed Rear Garden
- Driveway Parking, Carport And Garage
- Edge Of Town Development

Tenure: Freehold EPC Rating: D

guide price

£420,000 - £430,000



Ground Floor



First Floor

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:
DRM116443 - 0004

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