



Gray Drive, Swanton Morley, Dereham, NR20 4PG

welcome to

Gray Drive, Swanton Morley, Dereham

****CORNER PLOT**** Viewings are essential on this 3 bedroom semi-detached house, presented in excellent decorative order throughout and located within the sought-after village of Swanton Morley. Boasting an inviting lounge/dining room with log burner, modern fitted kitchen, enclosed gardens & more!



Description

We are delighted to welcome to the market this well-presented 3 bedroom semi-detached family-sized house, occupying a lovely corner plot within the highly-regarded village of Swanton Morley. The development itself sits close by to local amenities and bus routes, further enjoying pleasant countryside walks from your doorstep.

In brief, the stylish ground floor accommodation comprises; entrance hall, dual aspect lounge/dining room with central log burner and modern fitted kitchen with some integrated appliances and built-in storage space. This is complemented on the first floor by three bedrooms, of which two are doubles, all offering built-in storage space and the family bathroom with separate cloakroom.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, there is an inviting front garden with produce area, together with an enclosed rear garden with pergola seating area, ideal for outside entertaining during the warmer months.

Viewings are highly recommended to fully appreciate the position of this home and the modern interior!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, double glazed window to front aspect, door opening to kitchen and further door opening to;

Lounge/Dining Room

19' 4" x 16' 4" (5.89m x 4.98m)

With wood effect flooring, central log burner with tiled hearth and exposed wood surround, radiators, double glazed window to front aspect and double glazed French style doors opening to the rear garden.

Kitchen

16' 6" x 7' 4" (5.03m x 2.24m)

A matching range of wall and base units with wood work tops over, inset butler sink with mixer tap, tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, integrated fridge freezer, space and plumbing available for washing machine and tumble dryer, wall mounted boiler, built-in storage cupboards, tiled flooring, inset ceiling spotlights, triple aspect double glazed windows to front, side and rear aspects and double glazed external door opening to the side aspect.

First Floor Landing

With fitted carpet flooring, airing cupboard, loft access and doors opening to all bedrooms, bathroom and cloakroom.

Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

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

Bedroom Two

11' 1" x 8' 6" (3.38m x 2.59m)

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

Bedroom Three

9' 2" max x 7' 8" (2.79m max x 2.34m)

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

Family Bathroom

Two piece suite comprising hand wash vanity unit, P-shaped bath with shower over, tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Cloakroom

One piece suite comprising low level w.c, tiled walls, wood effect flooring and double glazed obscure glass window to rear aspect.

Outside

The property is tucked away from the main road and is fully enclosed by timber fencing, adding a sense of privacy and security to the home. Gated entry leads to the inviting front garden, laid predominately to well-tended lawn with a brickweave pathway leading to the main entrance, side entrance and rear gate. The remainder of the front garden enjoys a vegetable plot, ideal for the keen gardener.

Stepping out to the rear, there is a further enclosed garden, laid predominately to lawn with a sheltered patio area, perfect for outside entertaining, dining and relaxing. The side of the property is laid to patio and offers easy access to the timber storage shed and 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.

directions to this property:

Upon entering the village of Swanton Morley from the Dereham direction, proceed along Greengate and towards the end of the village, passing the village shop. Take the left hand turn into Rectory Road and continue along to the top of the hill. The property can be found on the left hand side just after the turning for Gray Drive and can be identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/DRM116624



welcome to

Gray Drive, Swanton Morley, Dereham

- 3 Bedroom Semi-Detached House
- Well-Presented Accommodation
- Modern Fitted Kitchen
- 'L' Shaped Lounge/Dining Room
- Built-in Storage To All Bedrooms
- Oil Fired Heating And Double Glazed Windows
- Privately Enclosed Front And Rear Gardens
- Well-Regarded Village Location

Tenure: Freehold EPC Rating: D

£240,000



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



view this property online williamhbrown.co.uk/Property/DRM116624



Property Ref:
DRM116624 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk