



**Primrose Square, Swanton Morley, Dereham, NR20 4PN**



**welcome to**

**Primrose Square, Swanton Morley, Dereham**

>> Corner Position, Village Location! A 2 bedroom end-terraced bungalow, presented in excellent decorative order throughout. Boasting a 15' lounge, modern fitted kitchen, conservatory filled with natural lighting, well-proportioned rear garden and off-road parking for 3 cars!



## Description

We are extremely pleased to offer to the market this beautifully presented 2 bedroom end-terraced bungalow, enjoying a secluded edge of village location.

In brief, the internal accommodation comprises; entrance porch, inviting lounge with built-in storage, modern fitted kitchen, bright & airy conservatory opening to the rear garden, inner hallway, two bedrooms and bathroom suite. Outside, a shingle driveway provides off-road parking for 3 cars, together with an enclosed, well-manicured rear garden, well-stocked with plant beds. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

A full internal inspection is essential to fully appreciate the accommodation and location on offer!

## The Accommodation

Double glazed external entrance door opening to;

## Entrance Porch

Wood effect flooring, radiator and door opening to;

## Lounge

15' 4" x 11' 2" ( 4.67m x 3.40m )

Wood effect flooring, central decorative fireplace, built-in storage cupboard, radiator, door opening to inner hallway and further door opening to;

## Kitchen

10' 1" x 5' 8" ( 3.07m x 1.73m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with extractor hood over, space for fridge, plumbing available for washing machine, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspects and double glazed external door opening to;

## Conservatory

8' 6" x 7' 7" ( 2.59m x 2.31m )

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

## Inner Hallway

Tiled flooring and doors opening to both bedrooms and bathroom.

## Bedroom One

12' x 11' 5" ( 3.66m x 3.48m )

Fitted carpet flooring, radiator and double glazed window to front aspect.

## Bedroom Two

9' 7" x 7' 3" ( 2.92m x 2.21m )

Fitted carpet flooring, radiator and double glazed patio doors opening to the rear garden.

## Bathroom

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

## Outside

The property is approached from the road by a generously-proportioned shingle driveway which provides off-road parking space. The remainder of the front is laid to well-tended lawn with plant beds, paved patio pathways leading to the main entrance and rear gate, together with timber fencing and low level brick partially enclosing the frontage.

Stepping out to the charming rear, the garden is laid predominately to sprawling lawn with a variety of plant beds and attractive borders. Paved patio areas and pergola seating offer space for outside entertaining and relaxing within the warmer months of the year, a timber shed offers convenient storage space and timber fencing fully encloses the property.

## Location

Swanton Morley has a huge amount to offer, including a butchers, village shop, Post Office, garage, primary school, delightful village green and two public houses - Darby's and The Angel. There is also a village hall and local sports clubs which include football, bowls and cricket. The nearby River Wensum, lakes and fisheries provide fantastic spots for fishing and nature lovers will discover footpaths criss-crossing the area. For more amenities and shops, the bustling market town of Dereham is located approximately 3 miles away and offers large supermarkets, a golf course, cinema and a swimming pool.

## directions to this property:

Upon entering the village of Swanton Morley from the Dereham direction, proceed along the B1147 Dereham Road and continue into Greengate. Proceed down Gooseberry Hill, passing Darby's public house on the right, follow the bend to the left and take the next left onto Rectory Road. Continue along and then take the next right onto Primrose Square. The property will be identified by our William H Brown "For Sale" board.



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welcome to

## Primrose Square, Swanton Morley, Dereham

- Presentable 2 Bedroom End-Terraced Bungalow
- Modern Fitted Kitchen And Bathroom
- Welcoming Lounge And Conservatory
- Oil Heating And Double Glazed Windows
- Well-Manicured Rear Garden
- Generous Off-Road Parking Space
- Lovely Corner Plot Position
- Sought-After Village Location

Tenure: Freehold EPC Rating: D

# £230,000



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116673 - 0002

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