



Rectory Road, Swanton Morley, Dereham, NR20 4GU

welcome to

Rectory Road, Swanton Morley, Dereham

A stunning 4 bedroom detached house, occupying a delightful corner plot position within this executive development in Swanton Morley. The immaculate home boasts ample living accommodation with a 29' open-plan kitchen/dining room, separate utility, study, en suite facilities, gardens, parking & more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Stylish pale grey flooring, underfloor heating, stairs rising to first floor landing, convenient under stairs storage cupboard, doors opening to the lounge, kitchen/dining room, study and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, decorative tiled splashbacks, stylish pale grey flooring and underfloor heating.

Lounge

15' x 11' 9" (4.57m x 3.58m)

Welcoming lounge space with fitted carpet flooring, underfloor heating, central log burner with exposed brick hearth and surround, double glazed window to front aspect and double doors opening to;

Kitchen/Dining Room

29' x 10' 1" (8.84m x 3.07m)

A comprehensive range of wall and floor mounted units with quartz worktops and upstands, undermount sink with mixer tap, space for Range cooker with splashback and stainless steel extractor hood over, integrated dishwasher, integrated fridge freezer, stylish pale grey flooring, underfloor heating, inset ceiling spotlights, double glazed window overlooking the rear aspect, French doors opening to the rear garden, and further door opening to;

Utility Room

7' 2" x 5' 1" (2.18m x 1.55m)

A matching range of floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, decorative tiled splashbacks, integrated washing machine, stylish pale grey flooring, underfloor heating and double glazed external door opening to the side aspect.

Study

9' 5" x 9' 5" (2.87m x 2.87m)

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

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and family bathroom.

Master Bedroom

11' 8" x 11' 7" (3.56m x 3.53m)

Fitted carpet flooring, a range of built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, decorative tiled splashbacks, walk-in tiled shower cubicle, wood effect flooring, shaver point, inset ceiling spotlights, radiator and double glazed obscure glass window to front aspect.

Bedroom Two

10' 7" x 10' 4" (3.23m x 3.15m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Three

10' 4" x 9' 1" (3.15m x 2.77m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Four

11' 3" x 8' 9" (3.43m x 2.67m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, walk-in tiled shower cubicle, panelled bath, part tiled walls, wood effect flooring, shaver point, inset ceiling spotlights, radiator and double glazed obscure glass window to rear aspect.

External

When approaching the property, a private brickweave driveway provides ample off-road parking for multiple vehicles along with access to the single detached garage. A paved pathway leads to the main entrance and provides

access to the well-manicured front garden featuring decorative plant beds, together with decorative plant borders which highlight the property boundaries. The frontage enjoys idyllic field views from beyond the tree line and gated access leads through to the rear garden.

Stepping out to the beautifully landscaped rear, you are greeted by charming patio space with retractable awning, perfect for outside entertaining and relaxing within the warmer months of the year. The garden is laid predominately to sprawling lawn with a variety of attractive plant beds and trees, adding further touches of greenery to the home. Timber fencing privately-encloses the home and personal door access to the garage.

Garage

Power, lighting, personal door to side and up and over door to front.

Agents Note

There is a site maintenance charge of approximately £71.00 per annum to cover the costs of maintenance of the communal areas. Further details of this can be obtained from your conveyancer at the time of purchase.

Please note there is a bat box located on the rear outside wall of the garage.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

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 just 3 miles away and offers a shopping centre, market place, golf course, cinema and swimming pool.



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welcome to

Rectory Road, Swanton Morley, Dereham

- Executive 4 Bedroom Detached House, Boasting The Remainder Of Its NHBC Warranty
- Contemporary Open-Plan Kitchen/Dining Room With Matching Utility Room
- Warm And Welcoming Lounge With Log Burner + Adaptable Study Room
- Cloakroom, En Suite Facilities And Family Bathroom
- Beautifully Landscaped Gardens With Fields Views To Frontage
- Private Driveway Parking For The Whole Family And Detached Garage
- Sought-After Location - Situated On Commutable Roads

Tenure: Freehold EPC Rating: B

Guide Price

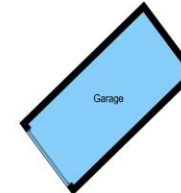
£500,000 - £550,000



Ground Floor



First Floor



Garage

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:
DRM116902 - 0003

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.



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