



Greengate, Swanton Morley, Dereham, NR20 4AD

welcome to

Greengate, Swanton Morley, Dereham

A charming 2 double bedroom mid-terraced cottage, located within an idyllic non-estate position in Swanton Morley. The property boasts a modern fitted kitchen, 20' lounge/diner with log burner, garden room, well-manicured rear garden with superb field views & generous off-road parking.



Description

We are delighted to welcome to the market this 2 bedroom mid-terraced cottage, presented in great decorative order throughout, and located within the sought-after village of Swanton Morley, boasting easy access to local amenities, green space and bus routes.

Briefly, the internal ground floor accommodation comprises; entrance porch, entrance hall with stairs rising to first floor, welcoming 20' lounge/diner with log burner, modern fitted kitchen, rear porch, bathroom and garden room with patio doors leading out to the rear garden. This is complemented on the first floor by two bright and airy bedrooms.

Coupled with the accommodation, the property further benefits from electric storage heating, double glazed windows and a wealth of storage space throughout. Externally, there is a generous shingle driveway which provides off road parking, together with a well-manicured rear garden with breathtaking views over the rear field.

Appealing to an assortment of buyers including first time buyers, downsizers and small families alike, internal viewing is strongly advised to fully appreciate the accommodation offered for sale!

The Accommodation

Double glazed entrance door opening to;

Entrance Porch

With double glazed window to side aspect, space for boots and coats, and door opening to;

Entrance Hall

With modern, leaded, double-glazed door from front porch and stairs leading off.

Lounge/Diner

20' 5" x 10' 8" min extending to 13' 10" max (6.22m x 3.25m min extending to 4.22m max)

With large, double-glazed front window, wood burner with mantle piece surround in natural wood, deep understairs cupboard, wide opening through to.

Kitchen

11' 7" max x 8' 1" max (3.53m max x 2.46m max)

A range of wall and base units with complementary wood worktops over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for electric cooker, extractor hood over, space for fridge freezer, plumbing available for washing machine, wood effect flooring, electric storage heater, double glazed window to rear aspect and door opening to;

Rear Lobby

With 3 natural wood doors opening off, including a pantry style shelved cupboard with small window.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled effect flooring, electric storage heater and enjoying natural light from an overhead lantern style roof light.

Garden Room

8' 10" x 5' 8" (2.69m x 1.73m)

With double-glazed, double doors looking and opening to the rear garden, roof light window gives another aspect to the room as does a double-glazed side window. Recessed lighting.

First Floor Landing

With 3 natural wood doors opening off, including airing cupboard.

Bedroom One

11' 1" x 9' 8" (3.38m x 2.95m)

With double-glazed dormer style front window, small sections of sloped ceiling, deep step-in wardrobe cupboard.

Bedroom Two

14' 1" max x 8' 1" max (4.29m max x 2.46m max)

With double-glazed, dormer style rear window offering fine countryside views, sections of sloped ceiling.

Outside

To the front of the property, there is a shingle driveway which provides off road parking for 2 to 4 cars (depending on size), together with gated access to the main entrance.

The enclosed, attractive rear garden is laid predominately to lawn with paved patio seating areas, perfect for entertaining friends and family in the spring and summer evenings, together with shrub beds and a timber storage shed. The rear of the property also boasts far-reaching countryside views, which is a particular highlight of this beautiful home.

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. Dereham is about 3 miles away and Norwich is about 18 miles. There are regular bus services to both.

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. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Greengate, Swanton Morley, Dereham

- 2 Double Bedroom Period Cottage
- Modern Fitted Kitchen
- Inviting 20' Lounge/Diner With Log Burner
- Ample Storage Space Throughout
- Electric Storage Heating And Double Glazed Windows
- Attractive Rear Garden With Stunning Country Views
- Off Road Parking For 2-4 Cars
- Desirable Village Location

Tenure: Freehold EPC Rating: D

£220,000



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



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Property Ref:
DRM117315 - 0002

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk