



Bedingfield Road, Swanton Morley, Dereham, NR20 4NF

welcome to

Beddingfield Road, Swanton Morley, Dereham

Amazing Opportunity! A spacious 4-bedroom detached house undergoing full renovation, with new electrics, plumbing, kitchen & bathrooms. Potential to choose finishes (subject to sale timing). Boasting a driveway, garage, wrap-around garden, village location and no onward chain!



The Accommodation

Entrance Porch

Cloakroom

Entrance Hall

Kitchen

16' 2" x 11' 11" (4.93m x 3.63m)

Lounge

19' 1" x 11' 10" (5.82m x 3.61m)

Study/Snug

9' 6" x 9' 5" (2.90m x 2.87m)

First Floor Landing

Bedroom One

12' x 9' 9" (3.66m x 2.97m)

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Bedroom Three

9' 6" x 8' 2" (2.90m x 2.49m)

Bedroom Four

9' 5" x 8' 8" (2.87m x 2.64m)

Family Bathroom

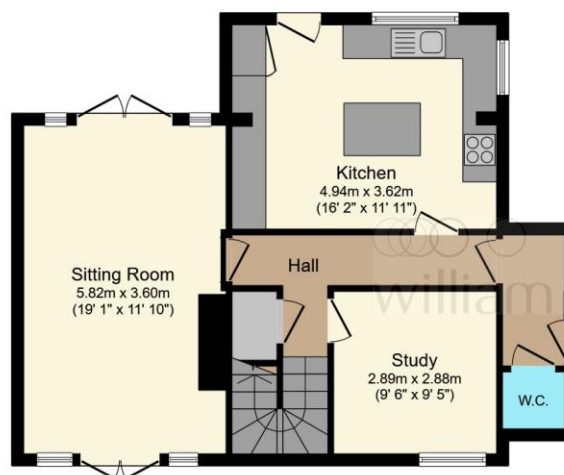
Outside

To the side of the property, there is a driveway providing off-road parking space and access to the detached garage. Mature hedging frames the home, offering a great level of privacy with a wrap-around garden.

Detached Garage

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.



Ground Floor



First Floor

Total floor area 110.0 m² (1,184 sq.ft.) approx

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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welcome to

Bedingfield Road, Swanton Morley

- Currently undergoing full renovation - brand new throughout
- Substantial 4-bedroom detached home with versatile layout
- New electrics, plumbing, kitchen & bathrooms being installed
- Chance to customize finishes depending on sale timing
- Generous dual-aspect lounge and separate study/snug
- Driveway parking and garage
- Wrap-around garden space for outdoor enjoyment
- Well-regarded village location and no onward chain

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

£375,000



directions to this property:

Upon entering the village of Swanton Morley from the Dereham direction, proceed along through the village on Greengate, passing The Angel public house on the left hand side. Continue, taking the right hand turn into Bedingfield Road then take the left hand turn into Mason Road where the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117580 - 0003

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