



**Swanton Drive, Dereham, NR20 4DW**



**welcome to**

**Swanton Drive, Dereham**

>> NO ONWARD CHAIN! A well-proportioned 2 double bedroom link-detached bungalow, located close to town centre amenities. The well-presented property boasts a dual aspect lounge, dining area with adaptable use, generous frontage, private rear garden, tandem parking & 19' garage!



## Description

This two double bedroom link-detached bungalow enjoys a pleasant setting within a popular edge-of-town development, while still being conveniently close to a range of local amenities.

The well-arranged accommodation begins with an entrance hall leading through to the dual aspect lounge, enhanced by a central log burner providing a welcoming focal point. A bright and airy triple aspect dining area extends the living space and offers versatile use, whether as a dining room, snug, or hobby room. The fitted kitchen provides work surfaces and space for a range of appliances, making it both practical and adaptable.

There are two well-proportioned double bedrooms, complemented by a bathroom fitted with a three-piece suite. Outside, the property is approached by a good-sized front garden with driveway parking and access to the garage. To the rear, an enclosed garden provides an ideal private space for relaxation and outdoor enjoyment.

A delightful bungalow offering space, versatility, and a convenient position close to town amenities. NO ONWARD CHAIN!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, loft hatch, radiator, doors opening to the kitchen, both bedrooms, bathroom and further door to;

### Lounge

14' 4" x 13' 5" ( 4.37m x 4.09m )

Dual aspect room with fitted carpet flooring, central log burner with tiled hearth and brick surround, radiator, double glazed windows to front and side aspects, and archway to;

## Dining Area

11' 10" x 6' 11" ( 3.61m x 2.11m )

Triple aspect room with fitted carpet flooring, radiator and double glazed windows to front, side and rear aspects.

## Kitchen

12' 7" x 8' 11" ( 3.84m x 2.72m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, space for washing machine, wall-mounted boiler, built-in storage cupboard, tiled effect flooring, serving hatch, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

## Bedroom One

11' 11" x 11' 5" ( 3.63m x 3.48m )

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

## Bedroom Two

10' 11" x 10' 5" ( 3.33m x 3.17m )

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

## Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

## Outside

The property is set back from the road, occupying a delightful position with a hard standing driveway providing tandem off-road parking and access to the single garage. The generous frontage is laid to lawn, complemented by a variety of mature plants which add a level of privacy.

Stepping out to the rear, the garden features lawn, alongside a patio seating area, ideal for outside relaxing and dining. The space is enclosed by timber fencing and enhanced by a range of plant beds for added greenery.

## Garage

19' 8" x 9' 10" ( 5.99m x 3.00m )

Power, lighting, double glazed window to rear aspect, personal door from garden and up and over door to front.

## Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham 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:

From William H Brown Dereham office, proceed through the town centre and bear right at the War Memorial. At the traffic lights, bear left onto Theatre Street and at the junction, proceed straight over onto Swanton Road. Continue on over the railway line and take the first right hand turn into Swanton Drive. Take the first left hand turn where 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

## Swanton Drive, Dereham

- \*\*NO ONWARD CHAIN\*\*
- 2 Double Bedroom Link-Detached Bungalow
- Welcoming, Dual Aspect Lounge With Log Burner
- Versatile Dining Area, Filled With Natural Lighting
- Gas Fired Central Heating And Double Glazed Windows
- Large Frontage And Private Rear Garden
- Tandem Driveway For 2 Vehicles And Garage
- Lovely Plot Within A Well-Regarded Development

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

**£240,000**



Total floor area 76.0 m<sup>2</sup> (818 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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Property Ref:  
DRM117632 - 0008

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william h brown



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**