



**Brandon Close, Swanton Morley Dereham NR20 4FT**



**welcome to**

**Brandon Close, Swanton Morley Dereham**

A beautifully presented 3 bedroom link-detached family home, situated within a highly-regarded village development with local amenities. The modern home boasts all double bedrooms, an open-plan kitchen/diner, master en suite, enclosed garden, driveway, carport, garage & much more!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to lounge, kitchen/diner and further door to;

### Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

### Lounge

15' 3" x 10' 11" ( 4.65m x 3.33m )

Fitted carpet flooring, two radiators, dual aspect double glazed windows to front and side aspects, and double doors to;

### Kitchen/Diner

17' 8" x 9' 3" ( 5.38m x 2.82m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for dishwasher, space for washing machine, tiled flooring, plinth heater, radiator, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

### First Floor Landing

Fitted carpet flooring, airing cupboard, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

### Master Bedroom

13' 1" x 10' 11" ( 3.99m x 3.33m )

Fitted carpet flooring, 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, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and double glazed window to front aspect.

### Bedroom Two

18' 3" x 9' 8" ( 5.56m x 2.95m )

Fitted carpet flooring, two radiators, loft hatch, double glazed window to front aspect and Velux window.

### Bedroom Three

10' 11" x 9' 3" ( 3.33m x 2.82m )

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

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Outside

The property is approached by a shingle driveway which provides tandem off-road parking, including carport and access to the single garage. The front of the property features lawn, well-established plant beds and a paved pathway leading to the main entrance.

Stepping out to the privately-enclosed rear, the garden is laid predominantly to well-kept lawn, alongside a patio seating area, ideal for outdoor entertaining, dining and relaxing. The garden is further enhanced by a pergola, timber storage shed, personal door to garage and gate access leading to the side aspect.

### Garage

18' 10" x 9' 8" ( 5.74m x 2.95m )

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

### Location

Swanton Morley has a huge amount to offer,

including a butchers, village shop, Post Office, garage, primary school, delightful village green and a public house - Darby's. 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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## **Brandon Close, Swanton Morley Dereham**

- 3 Double Bedroom Link-Detached House
- Inviting, Dual-Aspect Lounge
- Open-Plan Kitchen/Dining Room With French Doors To Rear
- Master Bedroom En Suite Shower Room
- Remaining NHBC Guarantee

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117718 - 0004

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### **directions to this property:**

Upon entering the village of Swanton Morley from the Dereham direction, proceed through the village centre following the road towards Bawdeswell. Continue down the hill and around the sharp left hand bend and turn left opposite the parish church. Proceed along this road and take the first left hand turn into Moffett Road, then turn left into Brandon Close. The property will be situated on the left hand side, identified by our William H Brown 'For Sale' board.



**william h brown**



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