

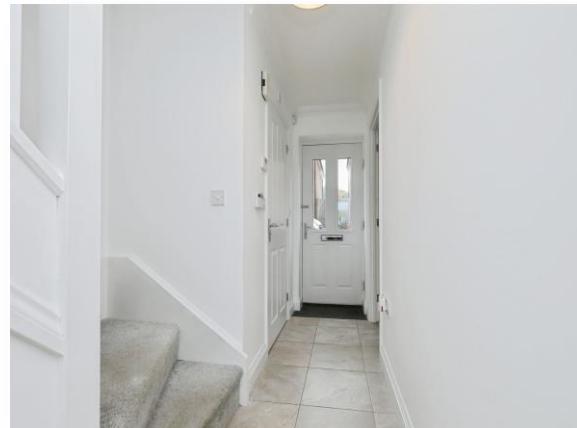


**Brandon Close, Swanton Morley Dereham NR20 4FT**

**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.



**view this property online** [williamhbrown.co.uk/Property/DRM117718](http://williamhbrown.co.uk/Property/DRM117718)



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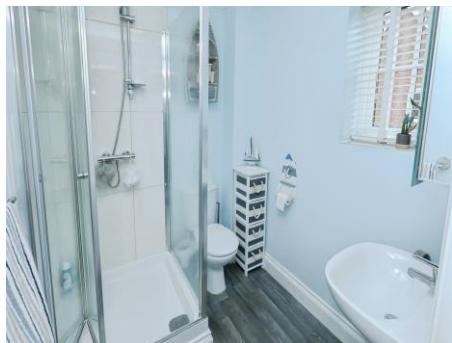
- 3 Double Bedroom Link-Detached House
- Inviting, Dual-Aspect Lounge
- Open-Plan Kitchen/Dining Room With French Doors To Rear
- Master Bedroom En Suite Shower Room
- Remaining NHBC Guarantee

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

# £325,000



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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.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DRM117718 - 0004

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.

 william h brown



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