





## Byrwood, Norwich Road

Guide Price £425,000 - £450,000

An extended four-bedroom detached bungalow situated in the sought-after market town of Swaffham.

This property is ideally situated on a generous 0.45 acre plot, boasting plenty of space inside and out.

As you walk in you are greeted with a spacious entrance hall, this leads to a generous living room/dining room, along with a kitchen/breakfast room.

Further on, there are four bedrooms, three of which are generous double rooms plus a single room/study.

Bedrooms two & four both benefit from an ensuite, whilst one and three are complemented by a shared family four-piece bathroom suite.

Outside, to the front is a walled driveway with laid shingle and leads to plenty of off-street parking and a double garage, plus a front and side garden area with laid grass, flowerbeds and shrubs.

To the rear, is a raised patio area with steps and ramp leading to a generous garden with plenty of space, foliage and potential for countryside views.





## Services

Oil central heating. Mains water and electricity are connected. Private septic tank.

## Situation

Swaffham is a Breckland market town offering a range of independent and national retailers, shops and supermarkets, including Tesco's and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

## Directions

To find the property from Dereham, proceed along the A47 in direction of King's Lynn. At the roundabout, take the first left onto Norwich Road where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0234.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
 1850.22 ft<sup>2</sup>  
 171.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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