



Far End, Swanton Close

£299,995

A Spacious four-bedroom detached bungalow situated within half a mile walk (12 mins) to Dereham town centre. This property boasts a great balance of secluded residence to local amenities.

You are greeted with an entrance porch that leads to a separate entrance hall, there is a spacious living room with fireplace and a generous kitchen/diner.

Further on, there are the four bedrooms comprising of two doubles and two single sized bedrooms, with a family bathroom suite to service these rooms.

Outside, to the front, is a private driveway providing off-street parking for two vehicles. There is also a front garden area with a hedge providing privacy, laid to lawn grass and side access.

To the rear, is an un-overlooked garden with laid to lawn grass, flowerbeds, shrubs, a patio area and shed. Gas Central Heating and Double Glazed.

Services

Gas central heating. Mains water, drainage, and electricity are connected.

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



Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages.

Directions

From Dereham town centre head out of the town along the market place and at the war memorial round about take the turning next to The Cherry Tree public house into Theatre Street. Proceed along Theatre Street and at the next junction head straight across into Swanton Road. After a short distance turn left into Swanton Avenue, and continue the road round into Swanton Close, where the property can be found tucked away at the bottom of the close.

This property is being marketed by our Dereham office and the property reference is AD0265.

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.





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Approximate total area*
942.4 ft²
87.55 m²

(*) 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

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