



## 5 Swanton Drive

Guide Price £225,000 - £250,000

Boasting huge potential is this three-bedroom detached bungalow situated on a corner plot within a popular road in Dereham.

This bungalow is in need of modernisation, but offers a separate entrance hall, living room and fitted kitchen. Further on, there are the three bedrooms and a family bathroom.

Outside, there is a side garden due to it's corner positioning, plus generous frontage of which could be easily change to off-street parking.

To the left of the plot, is an ample side garden with various foliage and shrubs.

Due to the way the property is situated, the property could be extended either side (STPP).

### Services

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



## 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 connections from the town centre connecting the nearby villages.

## Directions

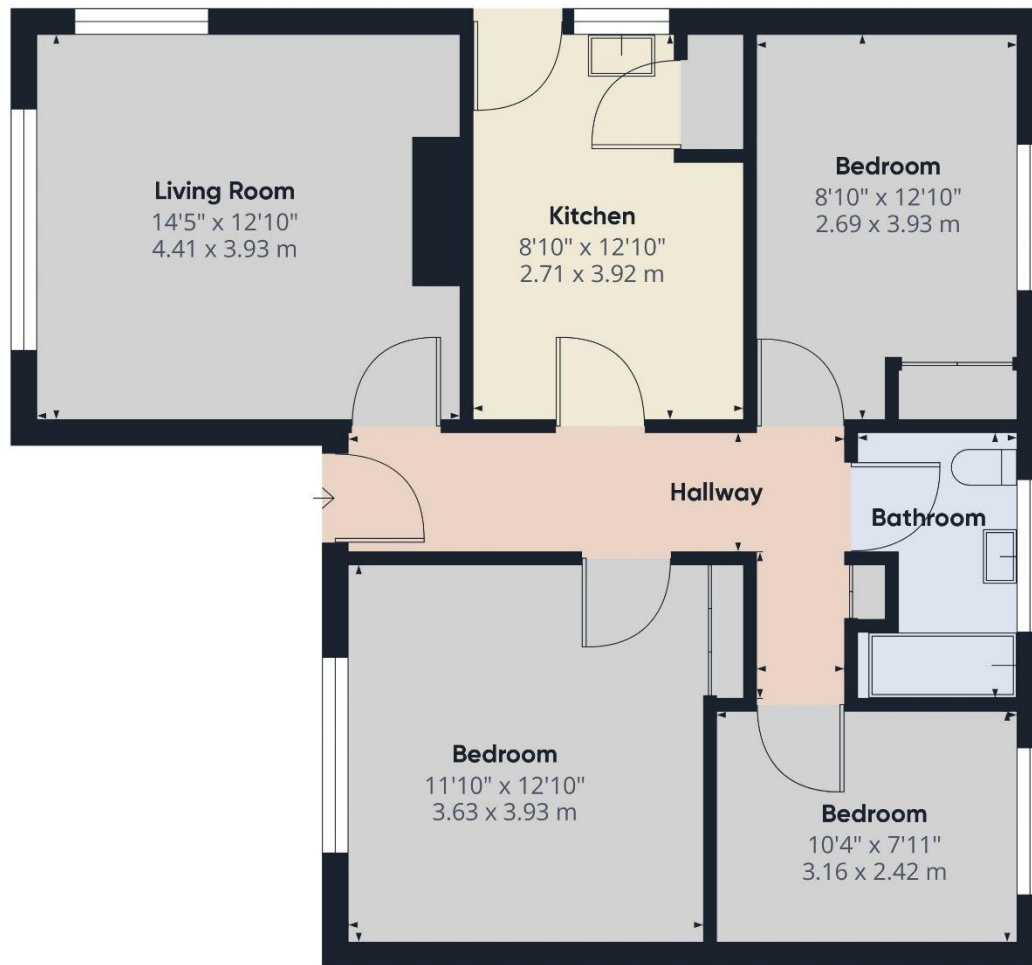
To find the property leave Dereham Market Place on Theatre Street. At the cross roads, proceed straight over and take the third right hand turning onto Swanton Drive where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

**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 AD0298.

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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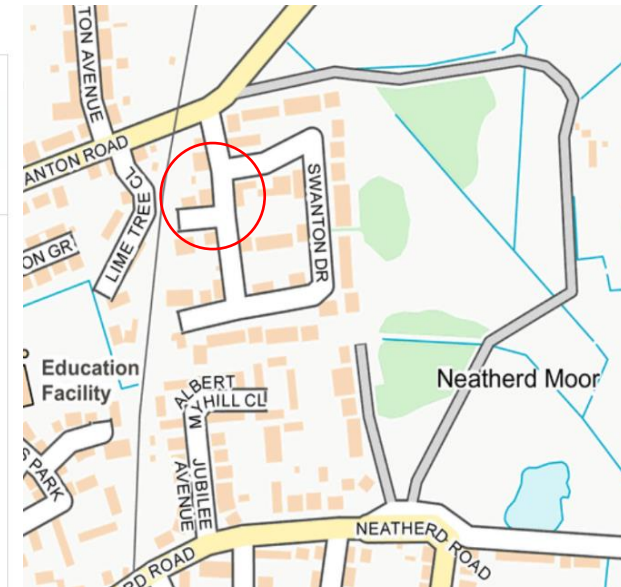
Approximate total area<sup>m</sup>  
790.07 ft<sup>2</sup>  
73.4 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>TBC</b>	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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