



3 Home Farm Close

Guide Price £550,000 - £575,000

An executive four-bedroom detached house situated in an exclusive cul-de-sac location in the sought-after village location of Swanton Morley.

This property is ideal for a growing family with the need for plenty of parking.

On the Ground Floor

As you enter there is a spacious entrance hall with tiled floor and galleried landing, adjacent is a cloakroom/WC plus a study for those who work from home.

Additionally, there is a cosy living room overlooking the driveway. Double doors from the hallway leads to an open plan family/dining room and kitchen.

The family area consists of carpeted floor and log burner, the dining area and kitchen are well complemented with bi-fold doors to garden and tiled floor.

The kitchen consists of a range of pencil grey fitted units at base and eye level including a central island unit with in-build cupboards, all of which benefits from a quartz worktop.

A range of integrated appliances can also be found including two ovens and an integrated hob, there is a recess for an American style fridge/freezer.



Adjacent to the kitchen, is a dedicated utility room with base & eye level units and recess for appliances, plus storage cupboard.

On the Second Floor

Upstairs, four double bedrooms can be found plus a generous landing with a glass balustrade, each benefitting from fitted wardrobes.

Bedroom one is well complemented with a spacious en-suite with twin sinks and a Juliette style balcony overlooking the garden.

Bedroom two also benefits from an en-suite, with a four-piece family bathroom servicing the remaining bedrooms.

Outside

To the front, is a private gated driveway with laid shingles leading to a garage (18ft 8 x 9ft 7) and carport, this area provides ample off-street parking for several vehicles.

To the rear, is a spacious garden with laid patio leading to laid lawn grass, with side access to each side of the property.

The property also benefits from solar panels with power storage batteries.





Services

Air source heat pump and double glazing throughout. Mains water, electricity and drainage are all connected.

Situation

Swanton Morley is a large village with a variety of useful daily amenities including a doctor's surgery, primary school, public house, butchers/deli, post office, car repair garage, and Village Hall that hosts regular activities.

The village also has regular bus services into Dereham town centre.

Directions

To find the property from Dereham proceed out of the town along Theatre Street and at the junction head straight across into Swanton Road, heading over the railway crossing in direction of Swanton Morley. Proceed on Dereham Road and then enter the village along Greengate (B1147). Take the left hand turning into Home Farm Close where the property will be found on the left hand side.





Useful Information (where is the nearest?)

Doctors – Swanton Morley Surgery (0.2 miles)

Dentist – Bupa Dental Care (2.4 miles)

Hospital – Norfolk & Norwich University Hospital (13.9 miles)

Primary school – Swanton Morley Primary School (0.9 miles)

Secondary school – Northgate High School (2.4 miles)

Train station – Wymondham (15.7 miles) or Norwich (21.3 miles)

Airport – Norwich International Airport (16.4 miles)

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 AD0373.



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



Floor 1 Building 1

Approximate total area⁽¹⁾

2042 ft²
189.71 m²

Reduced headroom

5.22 ft²
0.49 m²

(1) Excluding balconies and terraces

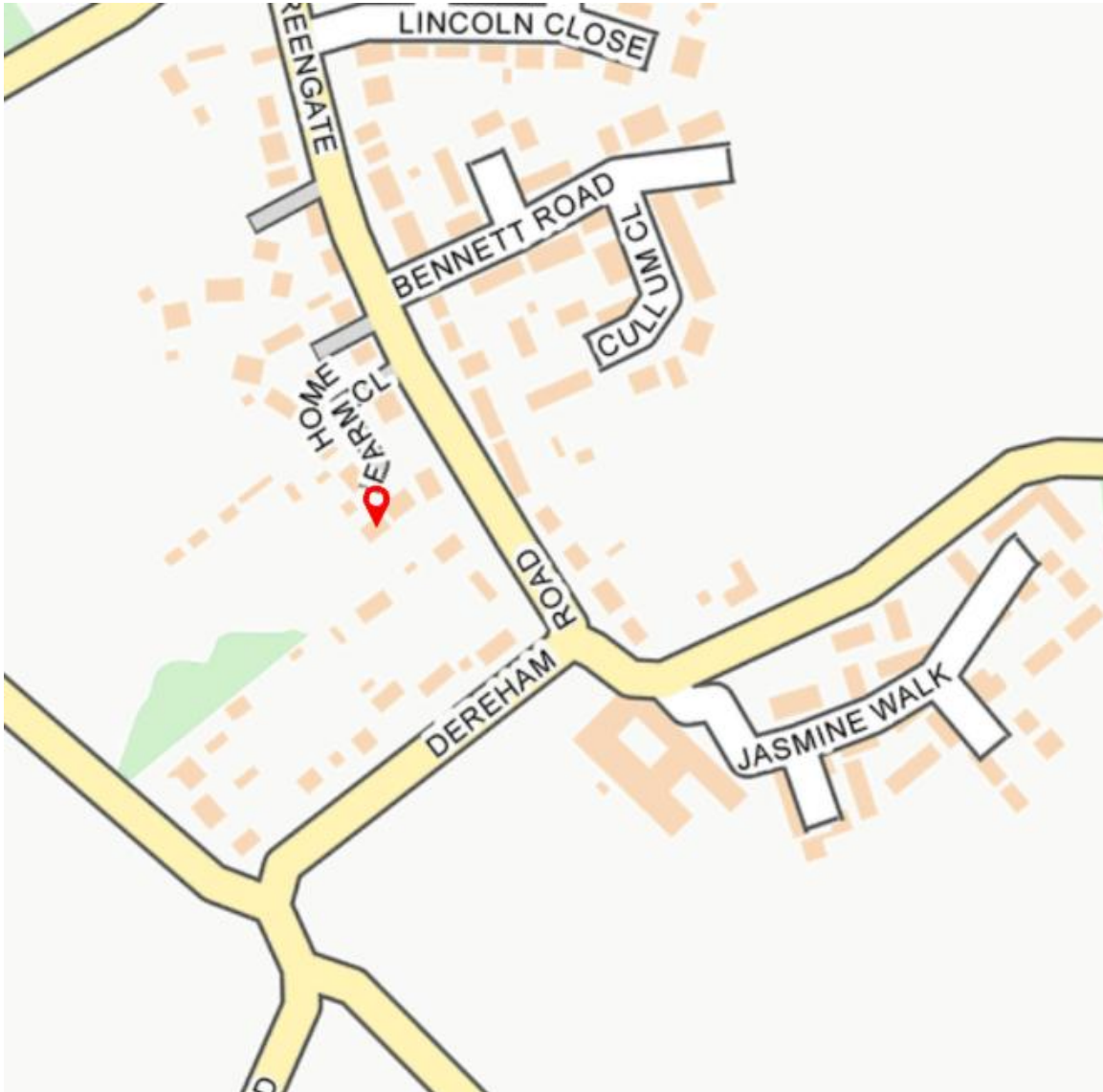
Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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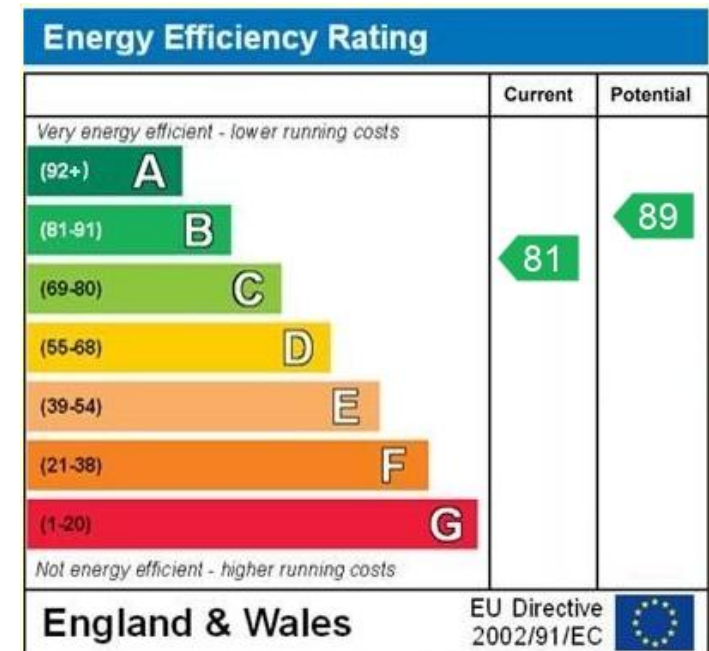
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at - <https://find-energy-certificate.service.gov.uk/energy-certificate/8906-7116-1439-9727-9413>



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