



A modern 2 bedroom semi-detached house situated in the sought after area of Swanton Morley. This property, constructed in 2023, benefits from an entrance hall with adjacent ground floor cloakroom, spacious lounge/diner plus a modern fitted kitchen. Upstairs, there is a double bedroom with fitted wardrobe that is complemented with a en-suite shower room. Further on, there is another bedroom with fitted wardrobe plus a stylish bathroom suite. Outside, there is a small front garden area plus a driveway providing off road parking for several vehicles. To the rear is a private enclosed rear garden, with patio area leading to lawn.

Available: Early August 2025

Furnishing: Unfurnished

Council Tax: Band B

No smokers

No pets

Damage Deposit: £1,121.00

Holding Deposit: £224.00

#### Directions

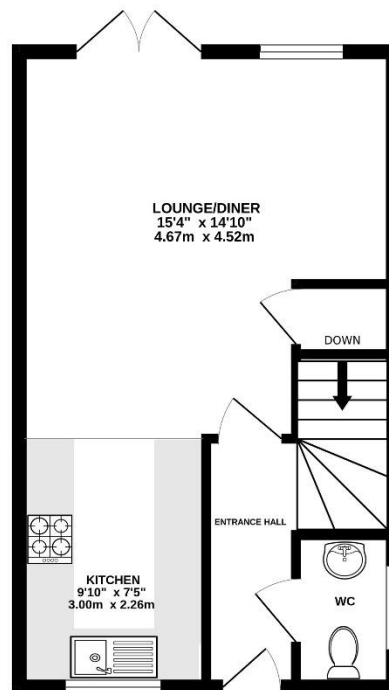
To find the property from Dereham proceed out of the town along Theatre Street and at the junction head straight across into Swanton Road, heading over the railway crossing in direction of Swanton Morley. After roughly 2 miles proceed through the village and just before the church turn left into Rectory Road. Take the third left turning onto Hoe Road, followed by the first left turning onto Sommerville Crescent. At the "T" junction turn left and proceed three quarters round the green to the turning left which is Strickland Drive. Proceed to the 90 degree bend, but take the left hand turning before this and the property will be found on the left hand side.

#### Situation

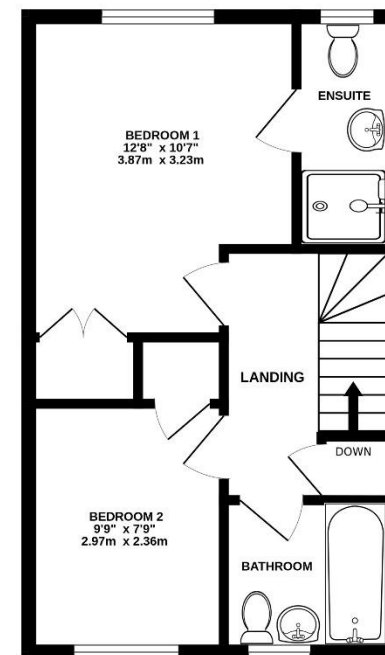
Swanton Morley is a large village with a variety of useful daily amenities including a doctors surgery, primary school, public house, butchers/deli, post office and car repair garage.

EPC Rating: B/88

GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

**PARSONS**  
COMPANY

#### Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk