



25 Greengate

Guide Price £475,000 - £500,000

A well-presented and spaciouly extended four-bedroom detached house situated in a prestigious non-estate location in the sought-after village location of Swanton Morley. This property is ideal for a growing family that is seeking their 'forever home'.

As you enter, you are greeted by a generously spaced hallway with adjacent cloakroom/WC. Next there is a spacious living room with cosy log burner, a dining room that is well complemented by a conservatory that overlooks the garden. Further on, is a fantastic fitted kitchen with a range of units at base & eye level and breakfast bar, this area also benefits from an adjacent utility room and study.

Upstairs, are the four bedrooms, three of which are double sized. Bedroom one is well complimented with fitted storage and a stunning four-piece en-suite, bedroom two also benefits from an en-suite shower room with a family bathroom servicing the other two bedrooms.

Outside, to the front, is an extensive shingled driveway allowing off-street parking for several vehicles which leads to a double garage with power & lighting, plus a garden area with laid grass and conifers. To the rear, is a secluded garden with landscaped features including laid grass, raised flower beds and patio.

Services

Oil central heating. Mains water, drainage and electricity are connected. Solar Panels.



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. 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), where the property will be found on the right 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 AD0476.

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

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Approximate total area^m

1844 ft²

171.4 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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