



## Woodgate, Swanton Morley, Dereham, NR20 4NU

### Guide Price £400,000

- GUIDE £400,000 - £450,000
- TWO DOUBLE BEDROOMS
- FARMHOUSE KITCHEN/DINING ROOM
- UPSTAIRS BATHROOM
- OFF ROAD PARKING
- GENEROUS PLOT WITH FIELD VIEWS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- OIL CENTRAL HEATING
- NO ONWARD



# Woodgate, Swanton Morley, Dereham, NR20 4NU

GUIDE £400,000 - £450,000

This detached property dates back to the early 1800's and boasts an abundance of character, including exposed beams, latched doors, pamment tiles and an inglenook fireplace. The gardens are truly stunning and host an array of mature shrubs plant and trees, along with a summer house. If you are looking that 'chocolate box' character country cottage, with glorious field views, look no further!!

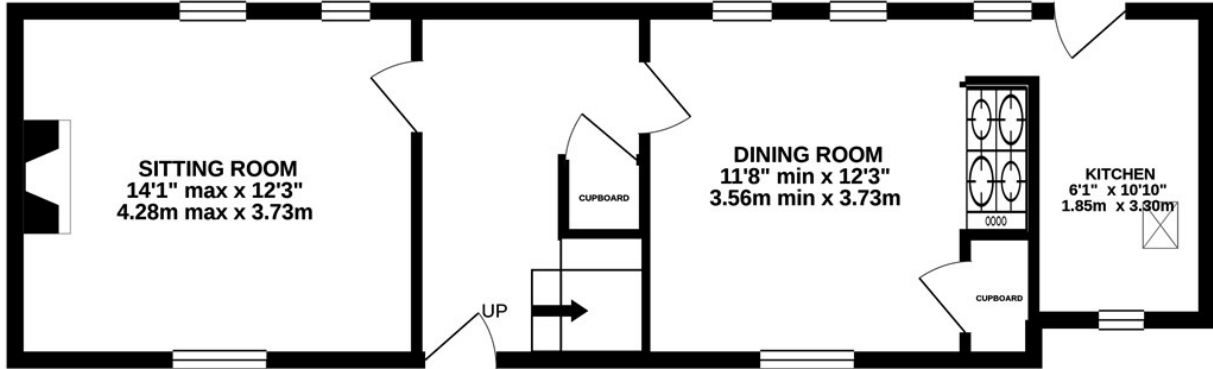
**\*\*NO ONWARD CHAIN\*\***

Council Tax Band - C

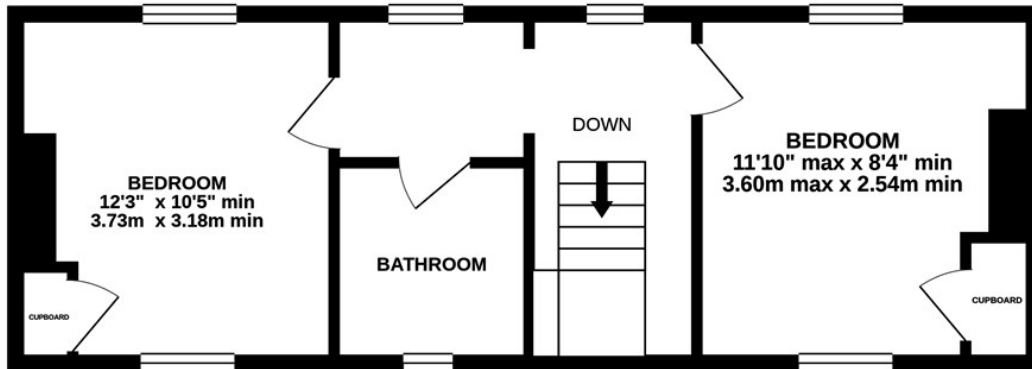




## GROUND FLOOR



## 1ST FLOOR

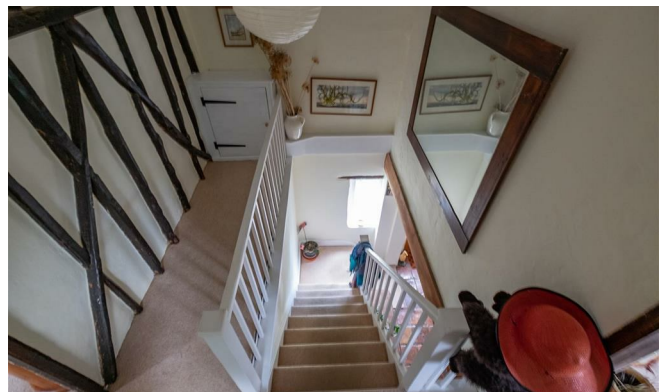


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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### Energy Efficiency Rating

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





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