



28 Greengate

Guide Price £450,000 – £460,000

An impressive and highly versatile four/five bedroom detached family home, offering approximately 1,958 sq. ft. of accommodation with multiple reception rooms, two en-suites, a garage and a generous garden. The flexible layout provides an excellent amount of living space and is ideally suited to modern family life.

The ground floor offers a particularly versatile arrangement of reception spaces. At the heart of the home is a fitted kitchen opening into a dining area, creating a sociable everyday living space, with an adjoining sunroom overlooking the garden. A separate utility room provides additional practicality, while a useful office is ideal for those working from home.

Further reception space includes a generous living room, separate dining room and an additional reception room, providing plenty of flexibility for entertaining, relaxing or adapting the rooms to suit individual family requirements. A ground-floor WC completes the accommodation on this level.

Upstairs, the property continues to offer excellent proportions with four bedrooms. Bedroom one benefits from its own en-suite shower room, while bedroom two also enjoys the convenience of a private en-suite. Bedrooms three and four are served by the modern family bathroom.

Outside, the property occupies a generous plot. To the front, an extensive gravelled driveway provides ample off-road parking and leads to the integral garage. The rear garden is a particular feature of the home, offering a substantial lawn surrounded by mature hedging, trees and planting. A paved patio adjoining the house provides an ideal space for outdoor seating and entertaining, while the garden itself offers plenty of room for families to enjoy.

With its substantial accommodation, flexible reception space, generous parking and established garden, this is a superb family home offering plenty of scope to make the space your own.



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Services

Electric heating. Mains electric, water and drainage are connected.

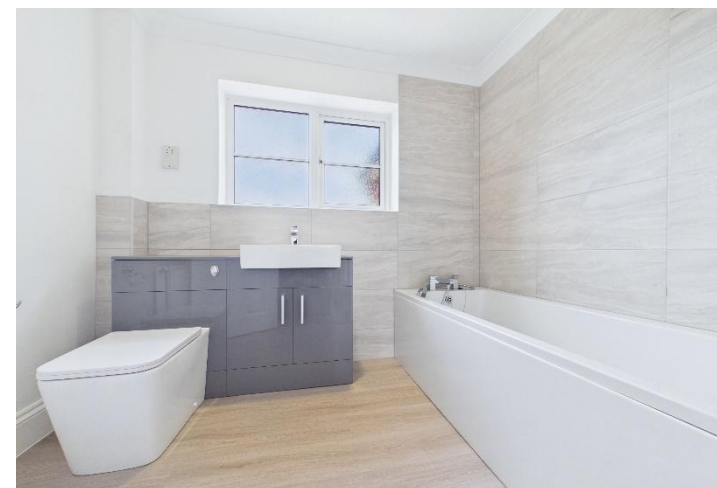
Situation

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.

For further information and to arrange your viewing, please contact our friendly and professional staff.

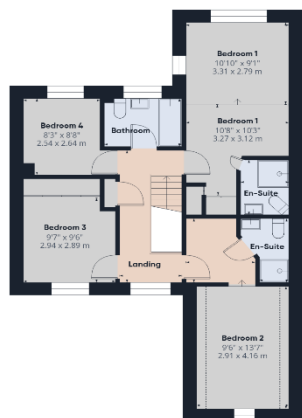
This property is being marketed by our Dereham office and the property reference is AD0709.

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



Floor 1



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Approximate total area⁽¹⁾

1958 ft²

182.2 m²

Reduced headroom

39 ft²

3.6 m²

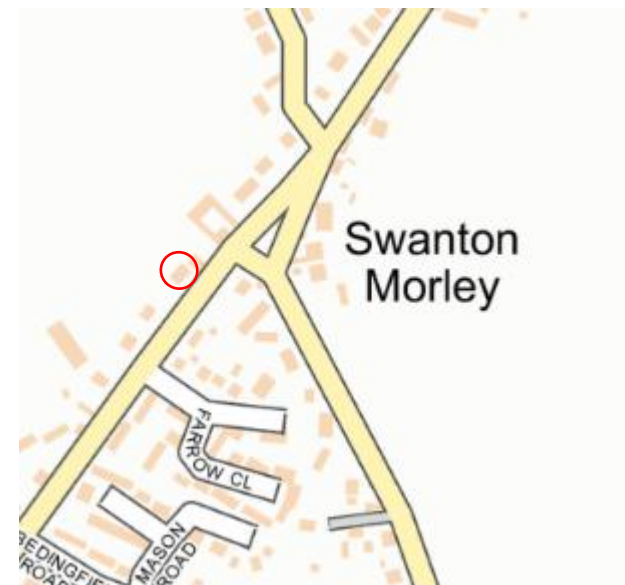
(1) Excluding balconies and terraces

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		
(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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