





Bedingfield Road, Swanton Morley, Dereham, NR20 4NF

william h brown

welcome to

Bedingfield Road, Swanton Morley, Dereham

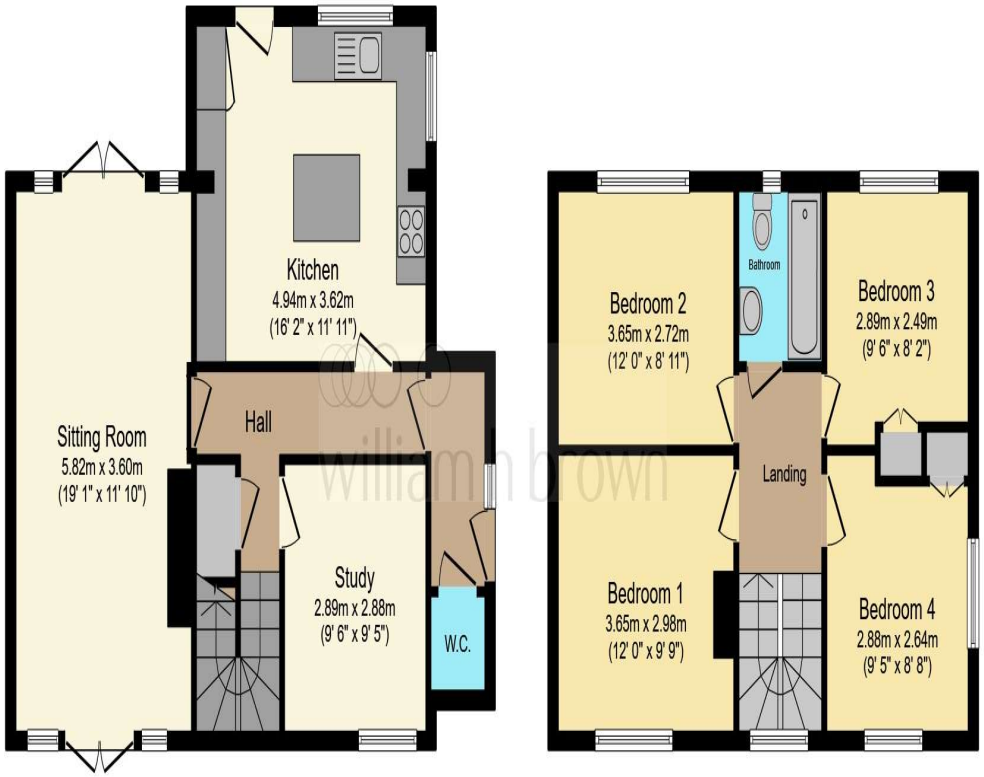
Amazing Opportunity! A spacious 4-bedroom detached house undergoing full renovation, with new electrics, plumbing, kitchen & bathrooms. Potential to choose finishes (subject to sale timing). Boasting a driveway, garage, wrap-around garden, village location and no onward chain.

The Accommodation
Agents Note

Entrance Porch
Cloakroom
Entrance Hall
Kitchen
16' 2" x 11' 11" (4.93m x 3.63m)
Lounge
19' 1" x 11' 10" (5.82m x 3.61m)
Study/Snug
9' 6" x 9' 5" (2.90m x 2.87m)
First Floor Landing
Bedroom One
12' x 9' 9" (3.66m x 2.97m)
Bedroom Two
12' x 8' 11" (3.66m x 2.72m)
Bedroom Three
9' 6" x 8' 2" (2.90m x 2.49m)
Bedroom Four
9' 5" x 8' 8" (2.87m x 2.64m)
Family Bathroom
Outside
To the side of the property, there is a driveway providing off-road parking space and access to the detached garage. Mature hedging frames the home, offering a great level of privacy with a wrap-around garden.

Detached Garage
Location
Swanton Morley has a huge amount to offer, including a butchers, village shop, Post Office, garage, primary school, delightful village green and two public houses - Darby's and The Angel. There is also a village hall and local sports clubs which include football, bowls and cricket. The nearby River Wensum, lakes and fisheries provide fantastic spots for fishing and nature lovers will discover footpaths criss-crossing the area. For more amenities and shops, the bustling market town of Dereham is located just 3 miles away and offers a shopping centre, market place, golf course, cinema and swimming pool.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 110.0 m² (1,184 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Bedingfield Road,

Swanton Morley, Dereham

- Currently undergoing full renovation - brand new throughout
- Substantial 4-bedroom detached home with versatile layout
- New electrics, plumbing, kitchen & bathrooms being installed
- Chance to customize finishes depending on sale timing
- Generous dual-aspect lounge and separate study/snug

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D



£375,000

directions to this property:

Upon entering the village of Swanton Morley from the Dereham direction, proceed along through the village on Greengate, passing The Angel public house on the left hand side. Continue, taking the right hand turn into Bedingfield Road then take the left hand turn into Mason Road where the property can be found on the left hand side, identified by our William H Brown

view this property online williamhbrown.co.uk/Property/DRM117580

The Property Ombudsman

Property Ref:
DRM117580 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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