



27 Swanton Road, Dereham

Dereham



Guide Price  
Minors & Brady

## 27 Swanton Road

Dereham

This stylish and modern detached bungalow offers well-presented accommodation throughout, combining contemporary finishes with a practical and flexible layout. Having been updated by the current owners, including a newly fitted kitchen and a recently installed boiler, the property is ready to move straight in while still offering scope for further improvement externally.

Positioned on a generous plot with a wrap-around garden, the home also presents potential to extend or reconfigure, subject to the relevant planning permissions.



M&B

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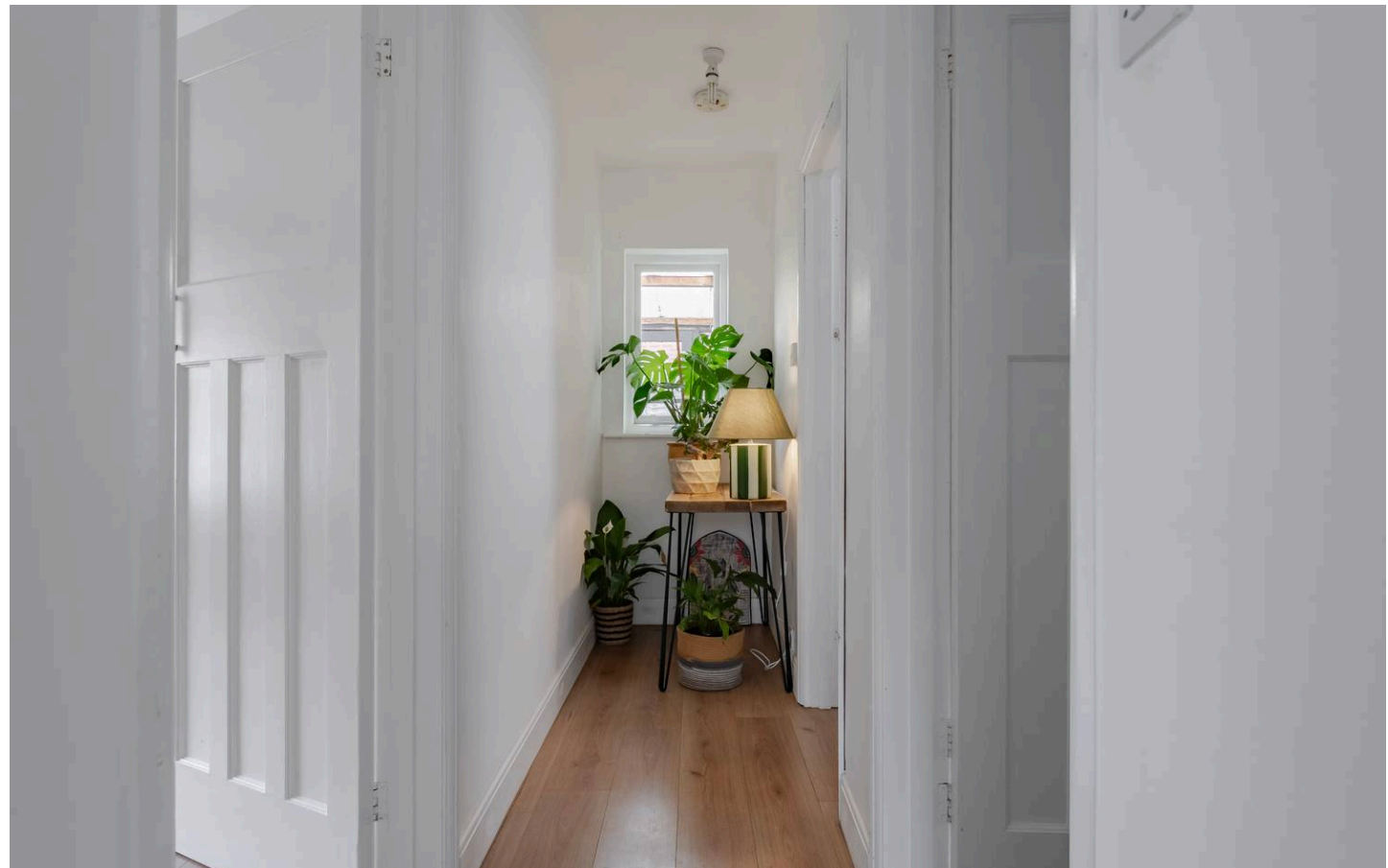
- Stylish and modern detached bungalow finished to a high standard throughout
- Recently updated kitchen with a contemporary finish and generous dining space
- Bright and inviting lounge areas providing versatile reception space
- Well-proportioned bedroom offering comfortable and flexible accommodation, with a second reception room providing the possibility of a second bedroom
- New boiler installed, improving efficiency and everyday comfort
- Spacious conservatory creating an additional reception area overlooking the garden
- Wrap around garden offering excellent outdoor space with both front and rear sections
- Driveway providing off road parking for multiple vehicles
- Potential to extend or reconfigure, subject to the relevant planning permissions

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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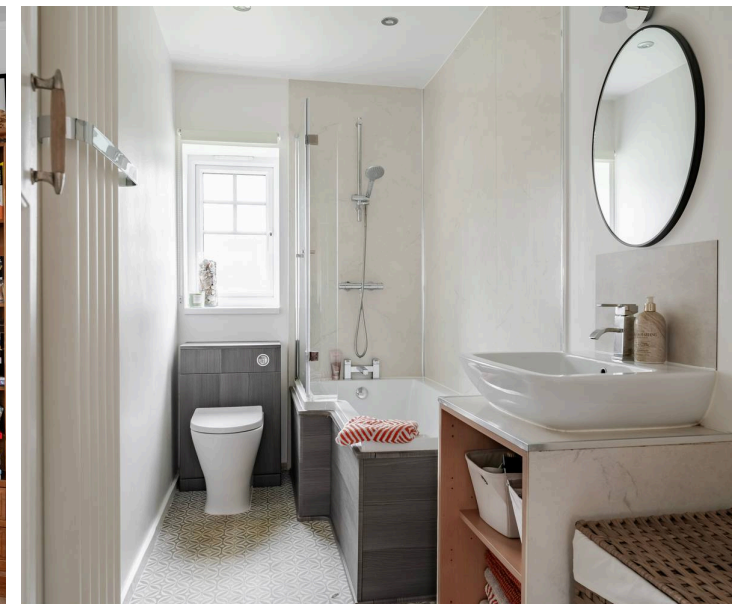
## Location

Situated within a well-established residential area of Dereham, Swanton Road offers a convenient setting within easy reach of the town centre. Dereham provides a wide range of amenities including supermarkets, shops, cafés, healthcare services, and leisure facilities, along with schooling for all ages. The town is well connected via the A47, providing straightforward access to Norwich, King's Lynn, and surrounding areas.

The nearby countryside offers a variety of walking routes and green open spaces, while local parks and recreational areas add to the day-to-day appeal. With a practical location and strong transport links, this setting supports both local living and travel further afield.

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The layout is both versatile and well balanced, with two separate reception areas providing flexibility depending on individual needs. The main lounge offers a comfortable and inviting space, while an additional reception room can be used as a second sitting room, dining area, or a second bedroom/office if required.



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The kitchen and dining space has been recently updated to a modern standard, featuring a range of contemporary units, ample worktop space, and room for everyday dining. From here, access is provided through to the conservatory, which adds a further reception area and enjoys views over the garden.

The property offers a well-proportioned bedroom, presented in a clean and modern style. The home is served by a spacious bathroom, fitted with a contemporary suite and designed for both practicality and comfort.

Externally, the property benefits from a wrap around plot, with gardens to both the front and rear. While the outdoor space would benefit from some further attention, it provides a great opportunity to landscape and personalise to suit individual preferences. A driveway to the front offers off road parking, adding to the overall convenience of the home.



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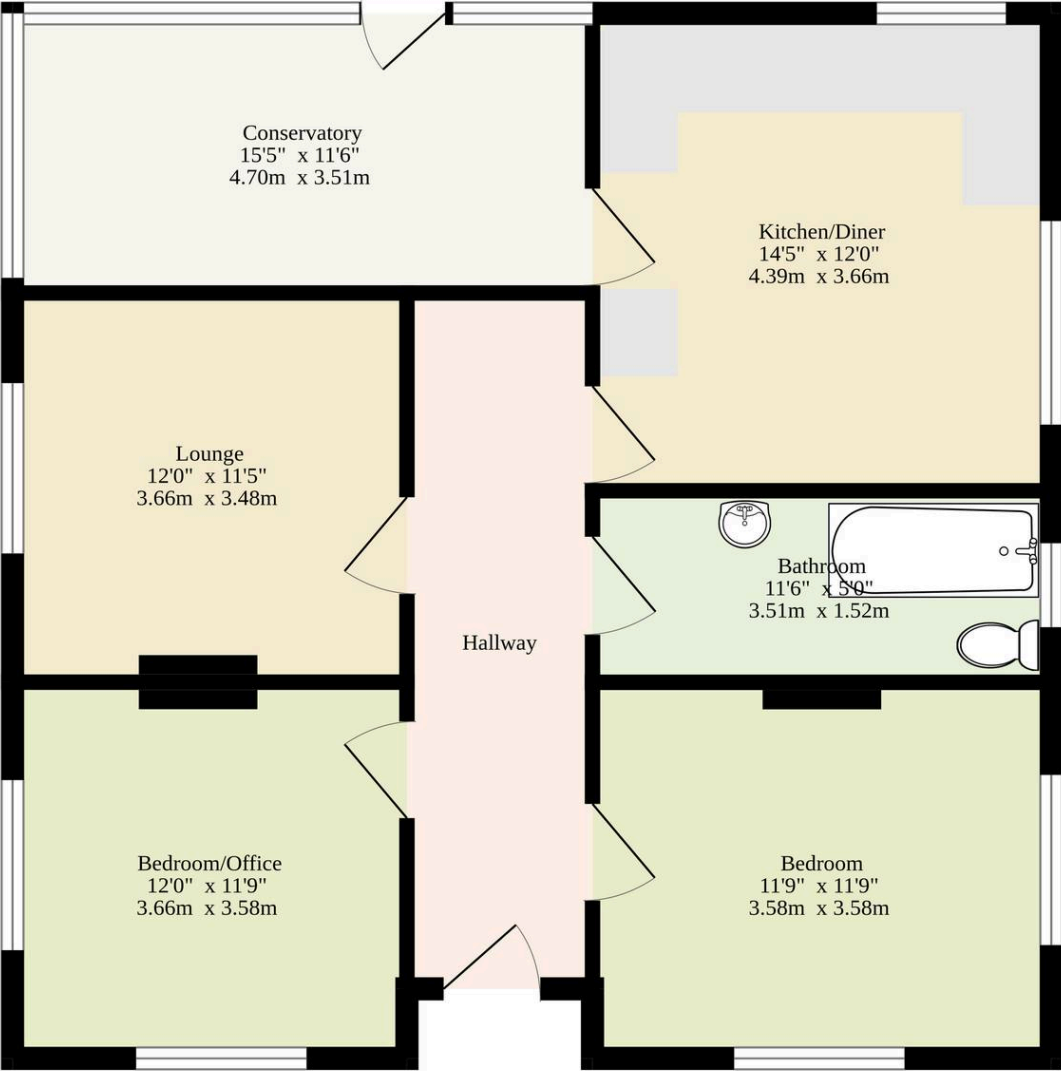
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**Ground Floor**  
**903 sq.ft. (83.9 sq.m.) approx.**



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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## Minors & Brady

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