



Swanton Grove, Dereham, NR19 2HN

welcome to

Swanton Grove, Dereham

Offered with NO ONWARD CHAIN, this spacious four-bedroom detached chalet bungalow occupies a sought-after cul-de-sac position on the edge of Dereham. Boasting approximately 1,464 sq. ft. of flexible accommodation, the property features generous living space, potential and a mature garden!



William H Brown are delighted to offer this substantial and flexible four-bedroom detached chalet bungalow, providing approximately 1,464 sq. ft. of versatile accommodation. Situated in Swanton Grove, a popular cul-de-sac on the outskirts of Dereham, this spacious family home is offered with no onward chain and presents an excellent opportunity for a buyer to put their own stamp on the property.

The accommodation comprises a spacious porch leading into the entrance hall, three double bedrooms on the ground floor offering flexibility to incorporate a dining room. Third bedroom has an en-suite shower room. There is a well-proportioned kitchen and a generous living room featuring an open fireplace, which leads through to a sizeable conservatory overlooking the garden.

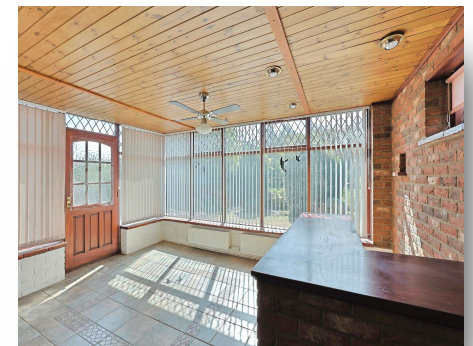
Upstairs, there is a further double bedroom, together with a bathroom and separate WC accessed from the landing.

Externally, the property benefits from a driveway and garage to the front. To the rear is a mature and well-established garden, mainly laid to lawn with a variety of flowers and shrubs, as well as a substantial summerhouse.

This flexible and spacious home offers excellent potential for growing families, multi-generational living, or those seeking generous accommodation in a desirable location.

Agent 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.

Agent Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Swanton Grove, Dereham

- Four-bedroom detached chalet bungalow
- Approximately 1,464 sq. ft. of accommodation
- Offered with no onward chain
- Flexible layout with possibility of separate dining room
- Spacious living room with open fireplace

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117932 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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