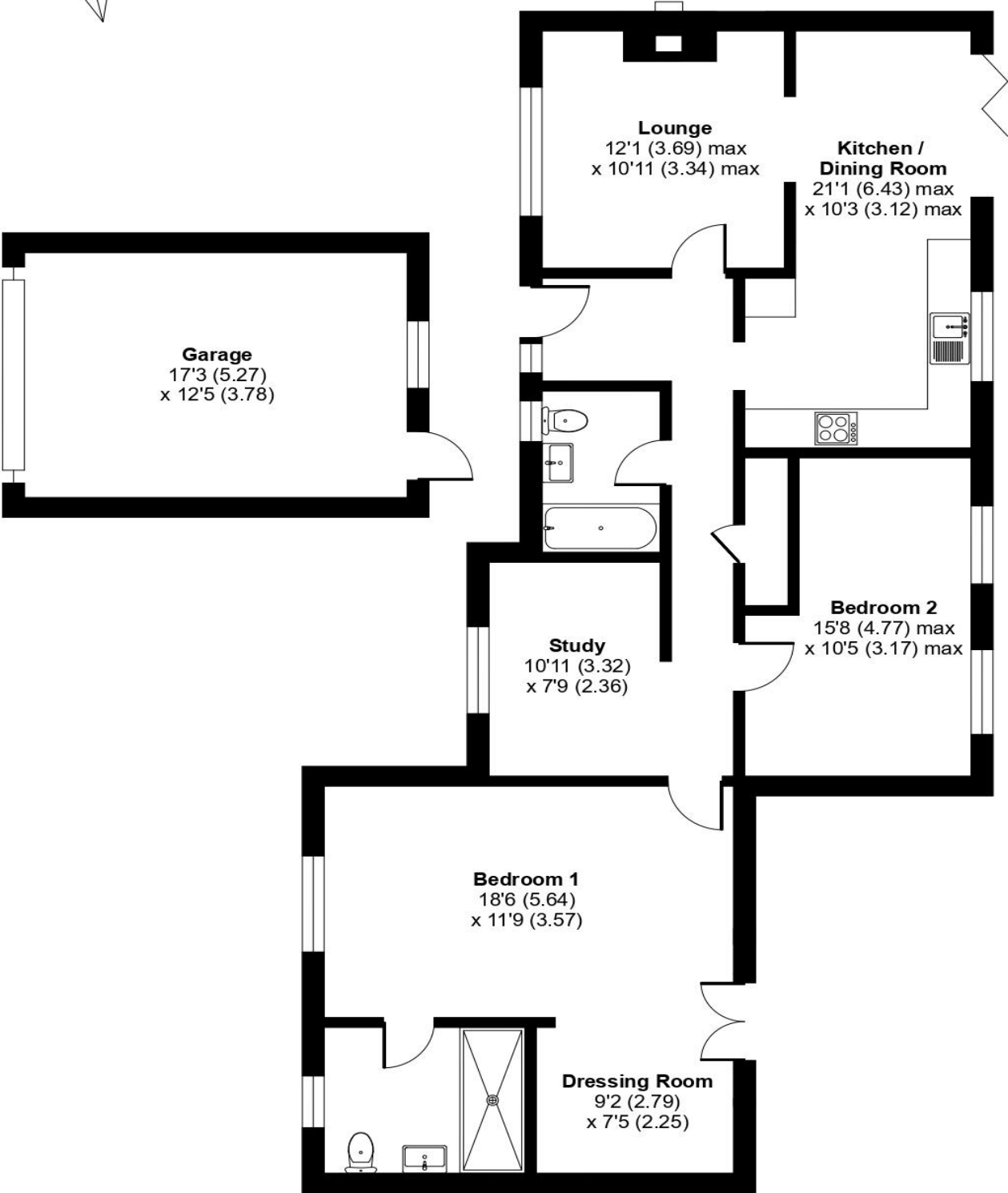


Harris Road, Swanton Morley, Dereham, NR20



Approximate Area = 1125 sq ft / 104.5 sq m
Garage = 214 sq ft / 19.9 sq m
Total = 1339 sq ft / 124.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Longsons. REF: 1499741



Harris Road, Swanton Morley, Dereham, NR20 4NJ

Superb, very well presented three bedroom detached bungalow situated in the thriving village of Swanton Morley. This fantastic property offers lounge, kitchen/dining room, en-suite to master bedroom, gardens, garage, parking, UPVC double glazing and oil fired central heating.

Guide Price £425,000 to £450,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Bedroom Two 15'8" (4.78m) x 10'5" (3.18m)

Two UPVC double glazed windows to rear garden, two radiators.

Rear Garden

Fully enclosed rear garden, laid to lawn, paved patio seating area, flower beds around, pizza oven.

Front Garden

Driveway providing parking for numerous vehicles, small shingle area, front lawn laid to grass with mature shrubs, access to garage and shed.

Garage 17'3" (5.26m) x 12'5" (3.78m)

Up and over garage door, power and electric, oil central heating boiler. UPVC door and window to rear.

Agents Notes

EPC rating D63 (Full copy available on request).

Council tax band C (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedrooms
- Kitchen/Dining Room
- Gardens
- Energy Efficiency Rating D63
- Garage and Parking
- UPVC Double Glazing
- En-suite
- Very Well Presented
- Master Bedroom has potential for Independent Living

GUIDE PRICE £425,000 - £450,000

Situated in the thriving village of Swanton Morley, Longsons are delighted to bring to the market this superb well presented three bedroom detached bungalow. The property benefits include kitchen/dining room, bathroom and en-suite to master bedroom, gardens, garage, parking and UPVC double glazing.

Briefly, the property offers lounge, kitchen/dining room, three bedrooms, en-suite to bedroom one, bathroom, garage, parking, gardens, oil fired central heating and UPVC double glazing.

SWANTON MORLEY

Allocated a short distance from the busy market town of Dereham, Swanton Morley offers a GP surgery, convenience store, butchers, a primary school, one public house, Darbys and a thriving village hall which is home to many village groups and activities. Hunters Hall, a large Victorian converted barn that hosts conferences and celebrations is located nearby.

Entrance Hall

UPVC door to front, integrated storage cupboard, access to loft, two radiators.

Lounge

13'1" (3.99m) x 12'1" (3.68m)

Feature fireplace with log burning stove, UPVC double glazed window to front, radiator.

Kitchen/Dining Room

21'1" (6.43m) x 10'3" (3.12m)

Fitted kitchen units to floor and wall with wooden work surface over, tiled splash back, integrated oven and ceramic hob with extractor hood above, one and a half bowl ceramic sink and drainer, integrated dishwasher, space for large fridge freezer, cupboards above and multiple plug sockets throughout. Bi-folding doors opening to rear garden.

Bathroom

Tiled floor, panelled bath, with shower over, WC, wash basin, UPVC obscure window to front.

Study/Bedroom Three

10'11" (3.33m) x 7'9" (2.36m)

UPVC double glazed window to front, radiator.

Bedroom One

18'6" (5.64m) x 11'9" (3.58m)

UPVC double glazed window to front, French doors opening to rear garden, radiator, access to en-suite and dressing room.

Dressing Room

9'2" (2.79m) x 7'5" (2.26m)

Storage units along with a large open area with wardrobe,

En-Suite

Tiled flooring and walls, WC, hand wash basin, large glass walk-in shower and integrated storage space, heated towel rail, obscure UPVC double glazed window to front, radiator

