

# Arnolds | Keys



**4 Town Street, Swanton Morley, NR20 4PB**

**Guide Price £325,000**

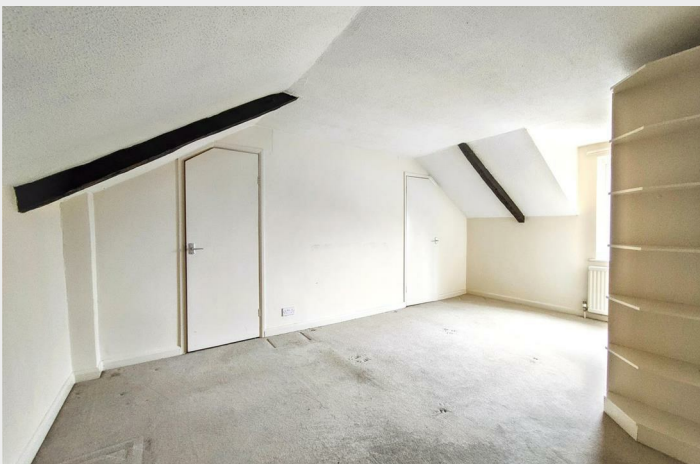
- NO ONWARD CHAIN
- GENEROUS MATURE REAR GARDEN
- TWO RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS WITH BUILT IN STORAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- BEAUTIFUL VIEWS TO THE CHURCH
- IDYLIC VILLAGE LOCATION

# 4 Town Street, Swanton Morley NR20 4PB

**\*NO ONWARDS CHAIN\*** A charming three bedroom cottage situated within the idyllic village of Swanton Morley, within walking distance to local amenities. The property boasts a generous rear garden with church views and ample off road parking.



Council Tax Band: C



## DESCRIPTION

Ideally positioned within walking distance to local amenities and opposite the park, this delightful end terrace cottage offers spacious and bright accommodation with beautiful views across to the church. Having previously stood as two cottages, the home comprises an entrance hall, dual aspect living room, family bathroom, dining room and kitchen. To the first floor are three bedrooms, all with built in storage. Externally, the shingle driveway to the side of the property provides access to the detached garage and allows for plenty of parking with a mature rear garden.

## ENTRANCE HALL

Double glazed composite door to side entrance, carpet, stairs to first floor with built in cupboard underneath, radiator.

## LIVING ROOM

Dual aspect room with double glazed window to front and side aspect, two radiators, carpet.

## DINING ROOM

Single glazed window to rear aspect, carpet, radiator.

## KITCHEN

Timber door to garden, window to side, wall and base units with stainless steel sink and drainer, tiled flooring, space and plumbing for washing machine, space for free standing electric oven, radiator, tiled flooring.

## BATHROOM

Double glazed window with obscured glass to side aspect, bath with electric Mira shower over, WC, pedestal wash hand basin, radiator, vinyl flooring, built in cupboard.

## FIRST FLOOR LANDING

Carpet, built in cupboard.

## BEDROOM ONE

Dual aspect with double glazed window to front and side aspect, carpet, built in double wardrobe.

## BEDROOM TWO

Window to side, radiator, carpet, two built in cupboards, fitted wardrobes.

## BEDROOM THREE

Window to side, carpet, radiator, built in double wardrobe.

## EXTERNAL

To the front the property features a shingle driveway leading to the detached garage which has an up and over door, power and lighting. The rear garden is of a generous size and mainly laid to lawn with a paved area and access to the cellar.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Council tax band: C  
Oil fired central heating.  
The property is sold with solar panels.

## LOCATION

Situated in the heart of mid-Norfolk, the well served village of Swanton Morley offers a range of local amenities including a village shop, butchers, café, public house, primary school, and medical practice, along with scenic countryside walks right on the doorstep. The nearby market town of Dereham lies approximately 4 miles to the south, providing a wider selection of supermarkets, shops, and services.



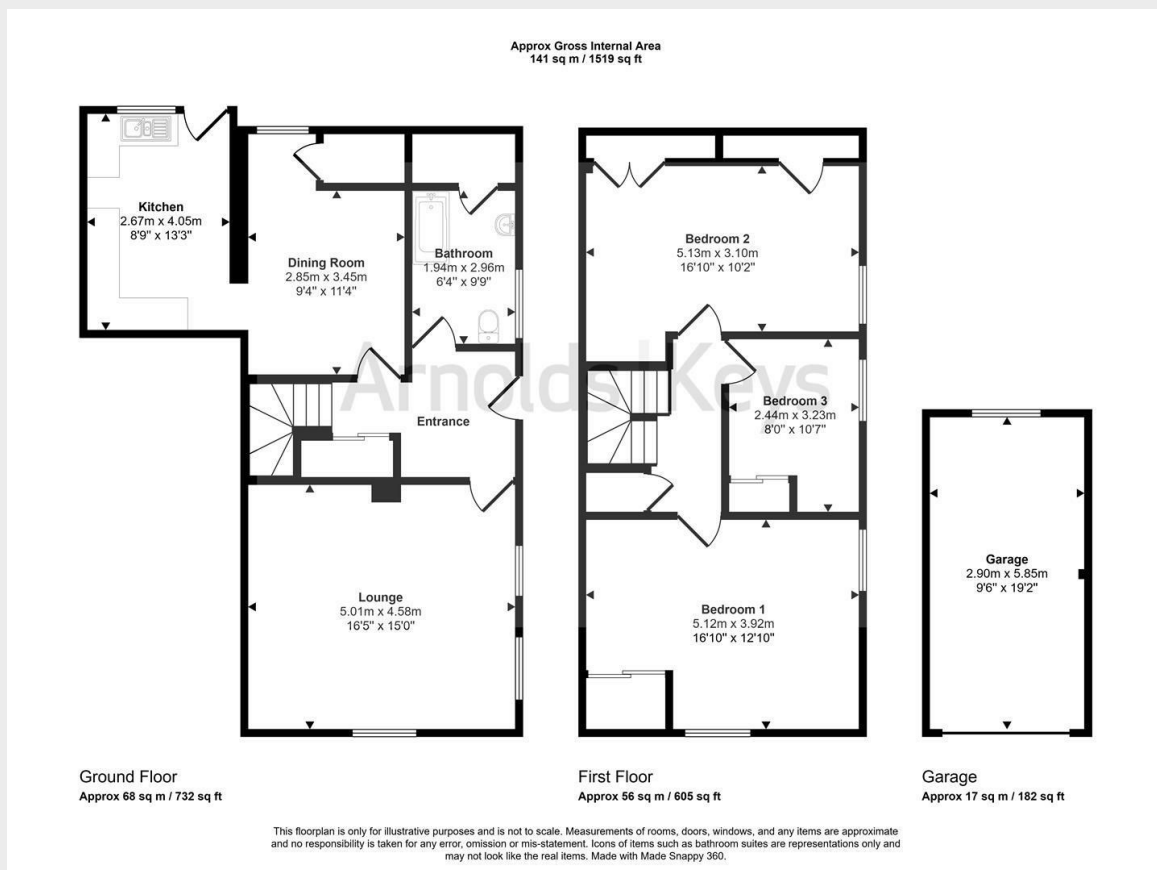


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

