



8 Swanton Road, Dereham

Dereham



Minors & Brady

## 8 Swanton Road

Guide Price: £300,000 - £325,000. An energy-conscious home that pairs generous living space with the added benefit of 24 solar panels and a house battery system, supporting improved efficiency and reduced running costs. This spacious semi-detached property offers a flexible layout, well suited to modern family living or those needing adaptable space. The ground floor features a comfortable lounge alongside a generous kitchen/diner and a bright conservatory, creating a natural hub for everyday life and entertaining. A ground floor wet room adds further convenience and practicality. Upstairs, three well-proportioned bedrooms are served by a family bathroom. With gardens, a garage, and a well-connected location, this home offers a well-rounded and efficient lifestyle.

- Energy-efficient home with solar panels helping to reduce running costs
- Spacious semi-detached property in a popular Dereham location
- Generous kitchen/diner ideal for everyday living and entertaining
- Bright conservatory overlooking the rear garden
- Comfortable lounge providing a separate living space
- Ground floor wet room for added convenience and flexibility
- Three well-proportioned bedrooms
- Family bathroom serving the first floor
- Front and rear gardens offering outdoor space for a range of uses
- Garage and additional storage options





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### The Location

Swanton Road places you in a surprisingly quiet location, set back from the road. The current owners say they often forget they are living in a town, yet still enjoy the benefit of having all conveniences within walking distance.

You'll have immediate access to everyday essentials and local services, with shops, cafés, supermarkets, and independent businesses all within comfortable reach, creating a setting that perfectly balances convenience and community living.

The town's leisure centre, parks, and green spaces are also close by, offering easy ways to relax and unwind. Regular bus routes run through the area, and the A47 is just a short drive away, providing smooth connections to Norwich, Swaffham, and the wider Norfolk area.

Families benefit from nearby schools and community facilities, while the town centre offers plenty of places to enjoy a relaxed meal or meet with friends. Medical services and everyday care facilities are also easily accessible, and the surrounding streets create a friendly atmosphere suited to a range of lifestyles.



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### Swanton Road, Dereham

Situated on the popular Swanton Road in Dereham, this spacious semi-detached home offers a well-balanced and versatile layout, ideal for families, first-time buyers, or those looking for additional living space. The property benefits from solar panels, helping to improve energy efficiency and reduce running costs, adding further practical appeal.

The accommodation begins with an entrance porch, providing a useful transition into the home and space for coats and shoes. From here, you are welcomed into a comfortable lounge, offering a relaxing setting for everyday living.

To the rear, the home opens into a generous kitchen/diner, creating a sociable and functional hub of the property. This space offers ample room for cooking, dining, and entertaining, and flows naturally through into a bright conservatory. Overlooking the garden, the conservatory adds valuable additional living space and allows plenty of natural light to fill the rear of the home.

The ground floor is further enhanced by a wet room, providing added convenience and flexibility, particularly useful for busy households or those needing accessible facilities.



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Upstairs, the property offers three well-proportioned bedrooms, each providing comfortable accommodation for family members, guests, or home working. These are served by a family bathroom/WC, completing the internal layout.

Externally, the property continues to impress with both front and rear gardens, offering a range of outdoor uses including relaxation, gardening, or family activities. The inclusion of a garage provides additional storage or parking options, further adding to the practicality of the home.

Overall, this is a well-positioned property within a popular Dereham location, combining space, flexibility, and everyday convenience, all within easy reach of the town's amenities, transport links, and surrounding countryside.

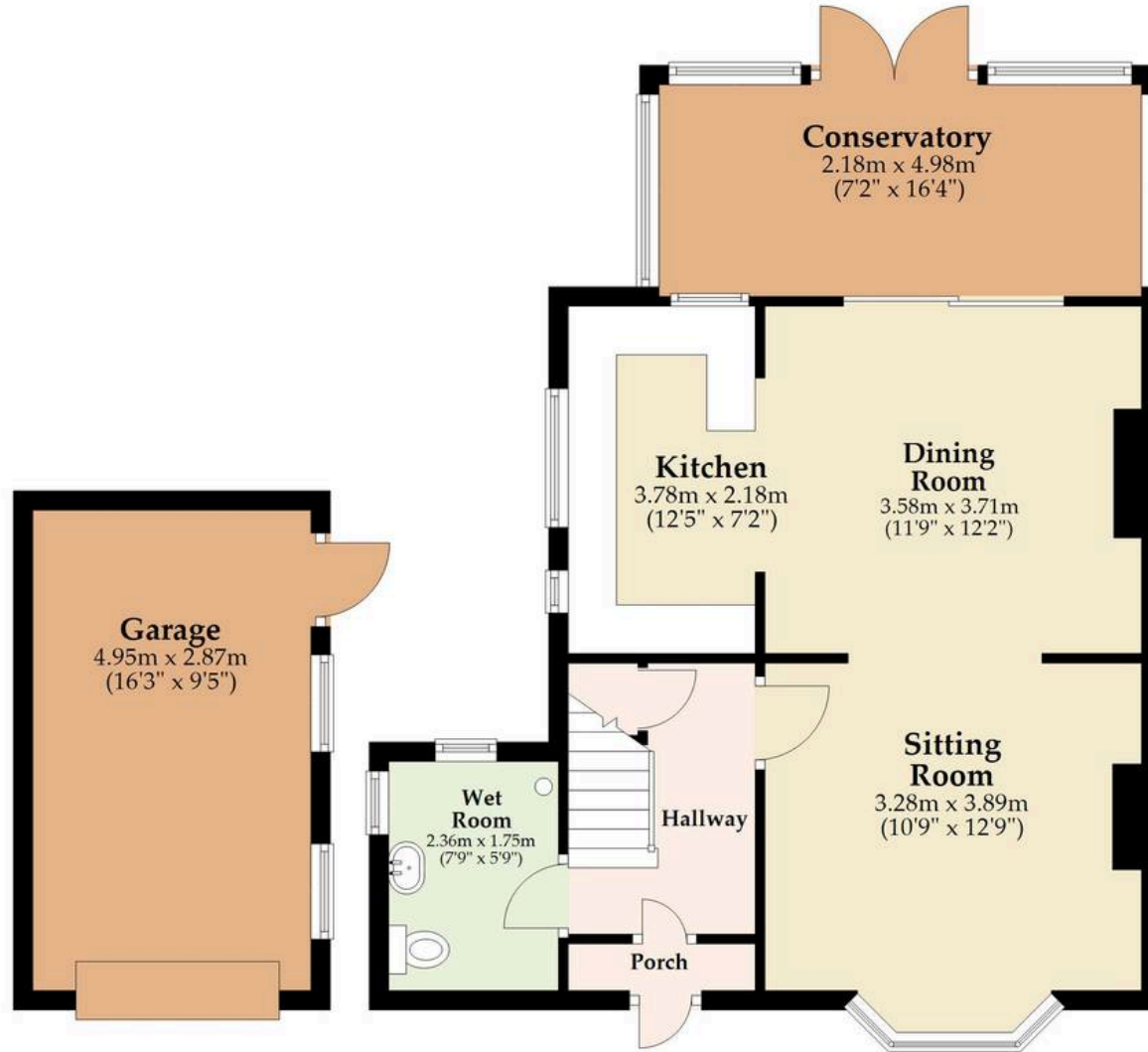
### Agents Note

- This property will be sold freehold and connected to mains water, electricity, gas and drainage.
- The solar panels generate approx £2,200+ additional income per annum + Tesla storage battery.
- All front windows benefit from quadruple glazing.



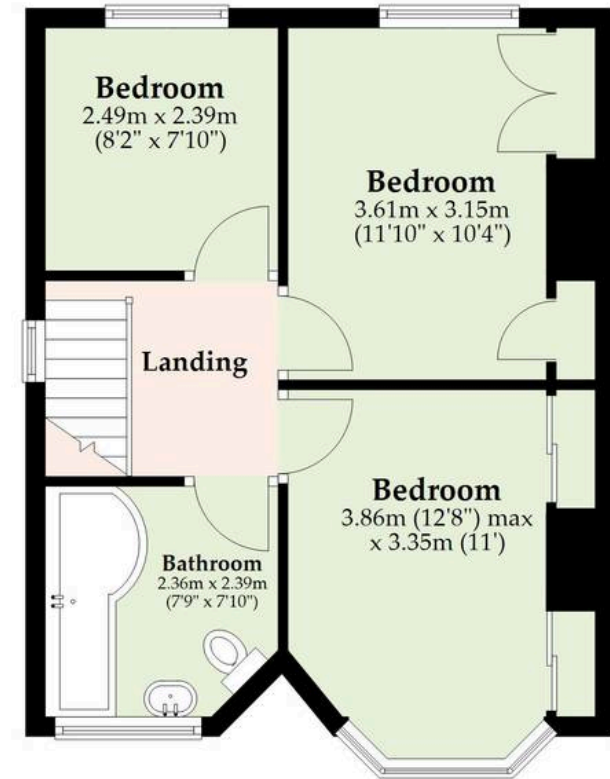
## Ground Floor

Approx. 71.1 sq. metres (764.8 sq. feet)  
(excluding Porch)



## First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.4 sq. feet)

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.

Plan produced using PlanUp.

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## Minors & Brady

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