



**Swanton Road
Dereham, NR19 2HH**

Guide Price £310,000

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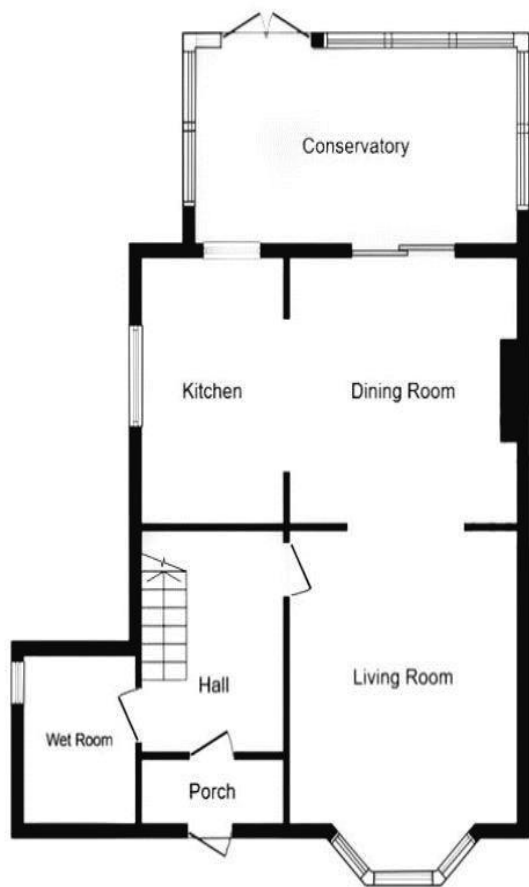


MAIN FEATURES:

- Spacious Semi Detached House Benefitting from an Entrance Porch
- Good Size Kitchen/Diner Leading to Conservatory
- Lounge
- Ground Floor Wet Room
- Three Bedrooms & Family Bathroom/WC
- Front & Rear Gardens
- Garage

Situated on the popular Swanton Road in Dereham, this spacious semi-detached home offers versatile living ideal for families, first-time buyers or those seeking extra space. The property welcomes you with an entrance porch leading into a comfortable lounge, perfect for relaxing evenings. To the rear, a generous kitchen/diner provides an excellent hub for everyday living and entertaining, flowing seamlessly into a bright conservatory overlooking the garden. The ground floor also benefits from a convenient wet room, adding practicality and flexibility. Upstairs, there are three well-proportioned bedrooms along with a family bathroom/WC. Outside, the home boasts both front and rear gardens, offering space for outdoor enjoyment, gardening or family activities, along with the added advantage of a garage.

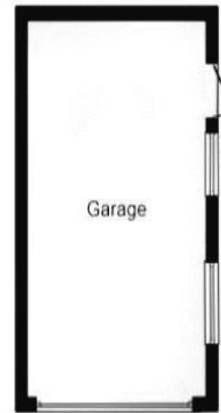
Dereham is a thriving market town with a strong sense of community, offering a range of local shops, supermarkets, cafés and schools. Excellent road links provide easy access to Norwich and surrounding Norfolk countryside, making it ideal for commuters and nature lovers alike. With nearby parks and leisure facilities, this location perfectly balances convenience with a relaxed lifestyle.



Ground Floor



First Floor



Garage

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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