



INTRODUCING

3 Lawrence Way

Swanton Morley, Norfolk

SOWERBYS

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3 Lawrence Way

Swanton Morley, Dereham,
Norfolk, NR20 4FA



Well-Presented, Spacious Detached Family Home

Quiet Cul-De-Sac Position

Sought-After Mid-Norfolk Village Location

4 Years NHBC Warranty Remaining

Built by Hopkins Homes, Renowned Local Builders

Generous Kitchen/Dining Room

Two Reception Rooms and Four Bedrooms

En-Suite, Family Bathroom and Downstairs Cloakroom

Shingled Driveway and 20' 8" Single Detached Garage

No Onward Chain



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“A beautiful family home in a quiet cul-de-sac location”

Residing in Swanton Morley, an extremely popular semi-rural village within the heart of Norfolk, is this spacious detached family home.

This well-presented home was constructed in 2017 by the renowned local builders Hopkins Homes, enjoying a cul-de-sac location with just two other properties sharing the close, offering a quiet, private location and further

benefits from being sold with no onward chain.

The property extends to approximately 1,586sq. ft. in total, offering spacious and versatile accommodation across two floors, presented to a good standard throughout, perfect for any prospective buyer looking to move straight into a property with little work to take on.



The ground floor incorporates a generous kitchen/dining room, fitted with a mixture of wall and base units, complemented by a Rangemaster oven and space for a range of different appliances, including a fridge/freezer, dishwasher and washing machine. In addition, there are patio doors that open out onto the rear garden, and double doors leading through into the living room.

The 21ft, dual aspect living room features an attractive electric fireplace, along with patio doors leading out onto the rear patio. The remaining space downstairs includes a separate snug/study, accessed from the hallway, and a fitted cloakroom.





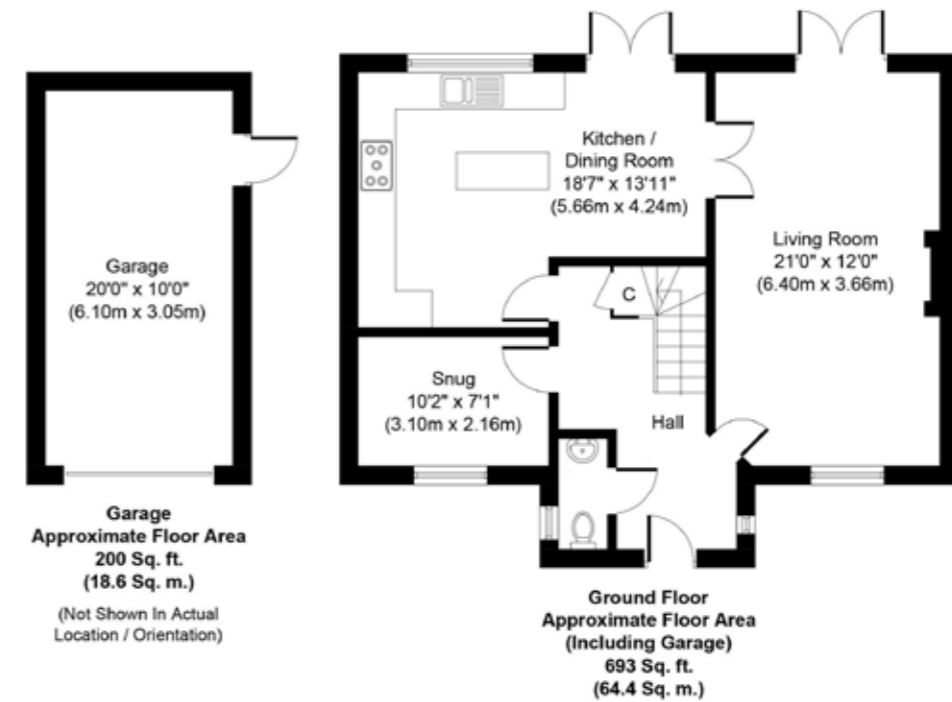
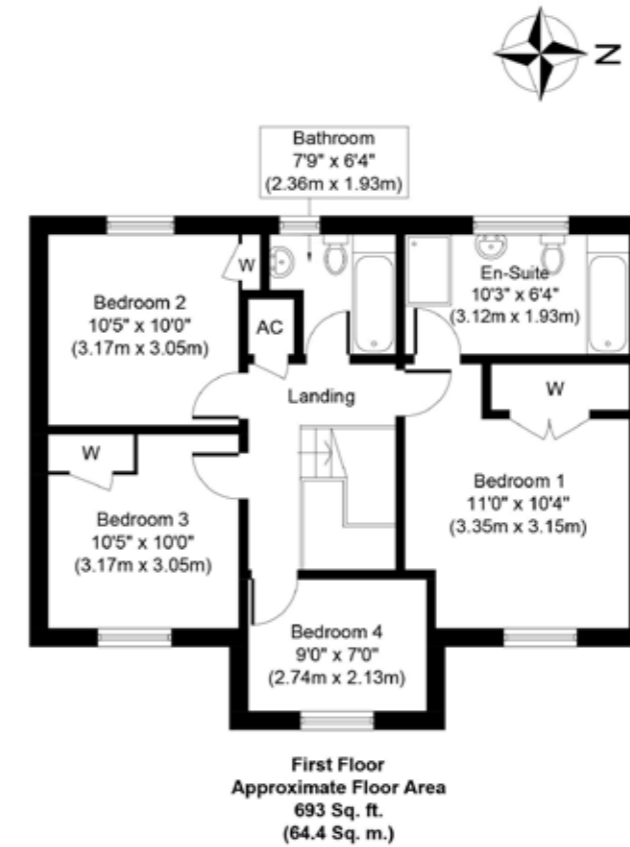
The first floor landing grants access to all four bedrooms. Three of which have built-in wardrobes, including the principal bedroom, which also benefits from a four-piece en-suite. In addition, there is a family bathroom and a fitted airing cupboard.



No. 3 Lawrence Way is tucked away at the end of the cul-de-sac, with its own driveway leading to a single garage and pedestrian gate into the rear garden.

The front of the property is laid to lawn with a paved pathway leading to the front door and a mixture of shrubs and plants providing some colour.

The rear garden has a paved patio running along the rear, an extended pathway leads further down the garden, which is mostly laid to lawn and fully enclosed by panelled fencing with mature flower beds on two sides.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Swanton Morley



IN NORFOLK
IS THE PLACE TO CALL HOME



With All Saints' Church in its centre, dating back to the 14th century, the village of Swanton Morley is a picturesque, rural village in the heart of Norfolk with a thriving community.

The well-served village has amenities such as a doctors surgery, village shop and post office, garage and a primary school.

Situated in 9 acres of rural grounds, Swanton Morley Village Hall is a large part of the community here and home to Swanton Morley FC. From theatre productions and quiz nights to the annual firework display, there is often something happening for all to enjoy.

There are two popular public houses within the village, Darby's and The Angel, both of which serve food and hold a variety of events throughout the year such as quiz nights and live music. The local bowls club and cricket club both play on grounds near to the Angel Pub, making it the perfect spot to finish up after a game.

Venture down the River Wensum and see more of what the local area has to offer, many people come here to enjoy paddle-boarding all year round.

A wonderful location to enjoy Norfolk country living, with easy commuting access to Norwich, come and discover a Norfolk gem.



A historic photo of the nearby market town of Dereham, just 4 miles away.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0078-2042-7374-5113-0900

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///leathers.weaved.untruth

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