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INTRODUCING

Plot 9, Blenheim Drive

Swanton Morley, Norfolk

SOWERBYS

Land & New Homes Specialists



THE STORY OF

Plot 9, Blenheim Drive

Swanton Morley, Norfolk,
NR20 4TF



Three Bedroom Detached Bungalow

Small Attractive Development of Just Nine Properties

Air Source Heat Pump with Underfloor Heating

Beautiful Finish Throughout

Remainder of 10 Year Warranty

En-Suite to Principal Bedroom

Lovely South Facing Rear Garden

Detached Garage and Spacious Driveway

Mid-Norfolk Village Location

No Onward Chain



Viewings by Appointment:
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“The property has a beautiful finish throughout.”

This delightful three bedroom detached bungalow can be found nestled in a small development of just nine properties in the popular village of Swanton Morley, and leaves little to the imagination.

Completed in 2022 and lovingly owned by the family who built the rest of the development, the property is ready for new buyers to move directly into with no onward chain. The property has been freshly decorated, offering a ‘like new’ feel. The property comes with the remaining balance of the 10-year warranty.

Inside, you will find a welcoming entrance hallway, kitchen/dining room

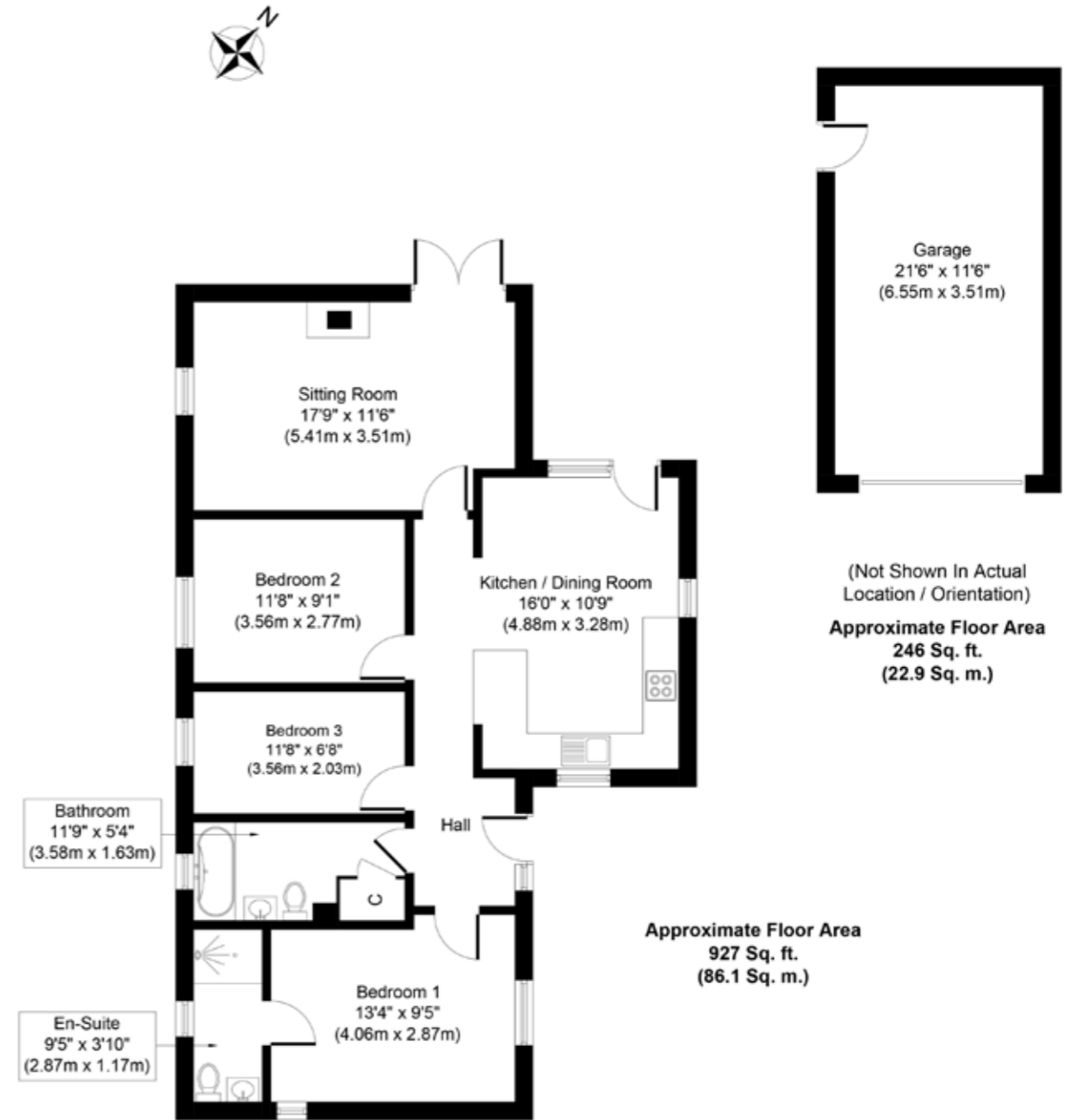
dual aspect sitting room with french doors to the garden, three bedrooms, a bathroom and en-suite to the principal bedroom.

The specification is excellent. There is underfloor heating supplied by the air source heat pump, a fully fitted kitchen with all the appliances you would hope for (including wine cooler), lovely tiled floorings, solar panels to help keep the electric bills down, a contemporary wood burning stove to the sitting room and much more.

Externally the property also offers a spacious driveway leading to a detached garage, and a private south facing rear garden wrapping around the property.







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.



Note from Sowerbys



“The property is nestled in a small development of just nine properties.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump with underfloor heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0081-3069-0080-2399-9965

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: ///masters.showcase.pleaser

AGENT'S NOTE

Some internal images have been virtually staged.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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