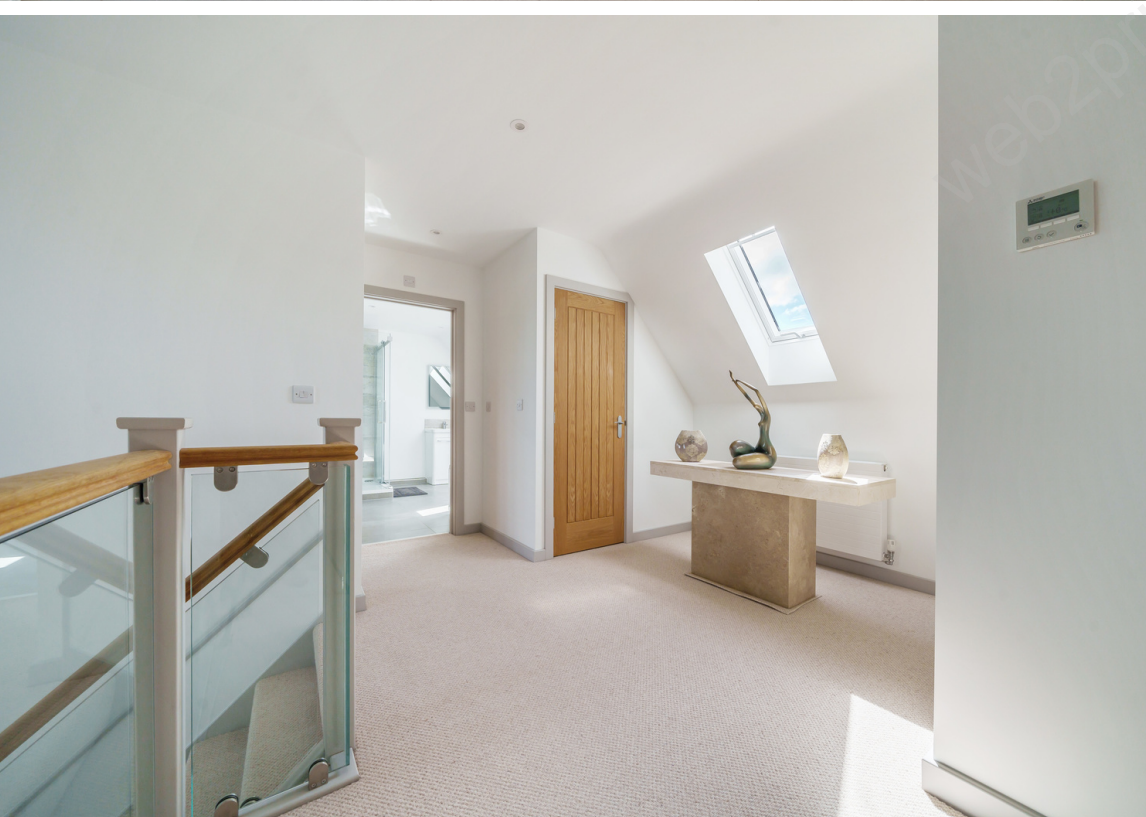




2 Home Farm Close
Swanton Morley, Norfolk NR20 4TR

BROWN & CO



2 Home Farm Close, Swanton Morley, Norfolk NR20 4TR

Stylish four bedroom detached home in a select development of four properties.

£575,000



DESCRIPTION

Tucked away within this select residential development of just four individually designed homes, no. 2 Home Farm Close is a stylish detached four-bedroom home located in the delightful mid Norfolk village of Swanton Morley. Constructed in 2019 by Greengate Homes, a Norfolk based housebuilder who are quickly developing a strong reputation for the quality and design of their new homes.

The house is approached to the front by a bright double height entrance hall with ceramic tiled flooring which flows into the kitchen/dining room and will also be found in the en suites and family bathroom. The entrance hall providing access to all the principal ground floor rooms. The Sitting room feature an engineered oak floor with bi fold doors leading to the attractive south west facing rear garden. The open plan Kitchen/Dining benefits from a good range of base and eye level units with integrated appliances, which include dish washer, Neff double oven, ceramic hob, which is set in an island unit with recess for stools, Quooker tap and free-standing American style Fridge/freezer. There is also a utility room with freestanding washing machine and dryer and water softener included in the sale. Further ground floor rooms include a double bedroom and en suite shower room.

On the first floor there are three further bedrooms (1 en suite) and the family bathroom all approached from the galleried landing.

The front garden is laid to lawn with driveway to the side aspect marked by two posts with feature lights. This leads to the detached garage. The enclosed rear garden is lawned with tiled patio area and established shrub borders.

An air source heat pump provides central heating with underfloor heating on the ground floor and radiators on the first floor.

Services – Mains water, mains electricity, mains drainage.

Local authority – Breckland.

LOCATION

Swanton Morley is a busy village approximately 3 miles north of Dereham and 17 miles west of Norwich. As well as All Saints Church in the heart of the village, there is a butcher's shop, pub and a village shop. Approximately 3 miles away Situated at 'The heart of the county', Dereham is a charming market town located just to the north of the A47. At the centre of this community is the historic church of St Nicholas and the busy marketplace, which is home to one of the smallest cinemas in Norfolk. The town offers a wide variety of shops, schools for all ages, doctors, dentists and a local non-emergency hospital. In addition to this there is a sports centre, the popular 9-hole Dereham golf club and bowling alley.

DIRECTIONS

Proceed out of Norwich on the Dereham Road and join the A47 towards Dereham. Take the slip road off the A47 at North Tuddenham and turn right over the flyover and then left onto the Old Main Road. Turn right onto the B1147 to Swanton Morley and follow the bends. On entering the village continue along the B1147 (Greengate). Home Farm is on the left, almost opposite Bennett Road.

AGENT'S NOTES:

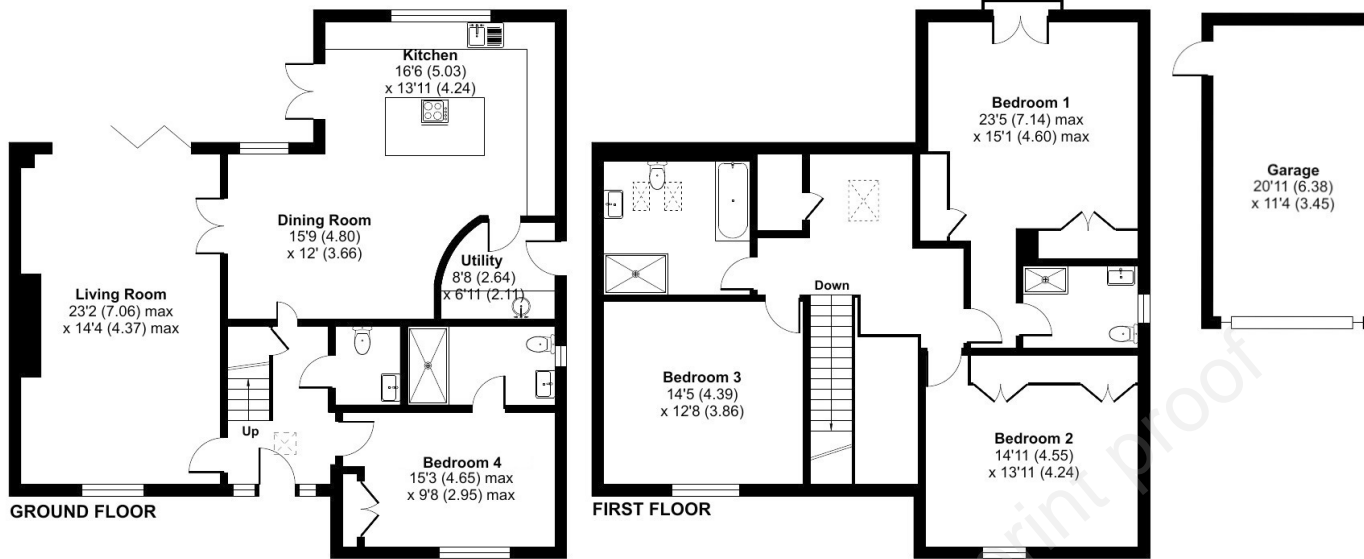
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Home Farm Close, Swanton Morley, Dereham, NR20

Approximate Area = 2194 sq ft / 203.8 sq m
 Garage = 237 sq ft / 22 sq m
 Total = 2431 sq ft / 225.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1025685



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