



## 11 Ainsworth Close, Swanton Morley

Guide Price £280,000



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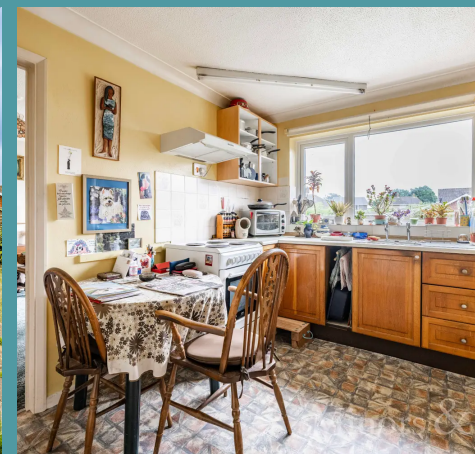
Swanton Morley, Dereham

Guide Price: £280,000 - £300,000. Minors & Brady are delighted to present this exceptional 4-bedroom house, showcasing a perfect blend of elegance, comfort, and outdoor serenity. From the moment you step through the front doors, you will be captivated by the inviting entrance hall that sets the tone for this remarkable property. With a well-appointed kitchen, stylish dining room, and spacious living room, this home offers a seamless flow for both everyday living and entertaining. Upstairs, you will discover three good sized bedrooms and a family bathroom as well as a separate shower room, providing ample space for relaxation and privacy.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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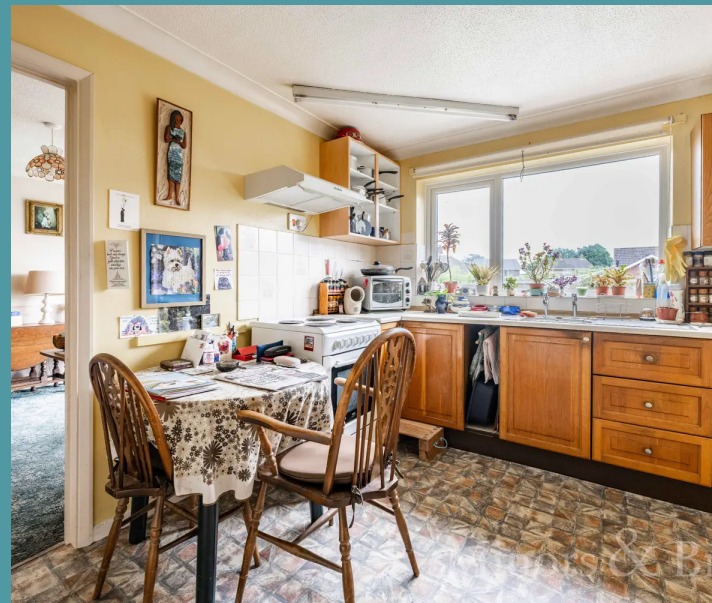
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### LOCATION

This detached house is situated in the heart of Norfolk in the village of Swanton Morley. The village has a local primary school, village hall, a butchers, a local shop, play parks and other amenities. Being located in Norfolk's beautiful countryside the village benefits from stunning scenic views as well as easily accessible public transport to surrounding towns and villages.

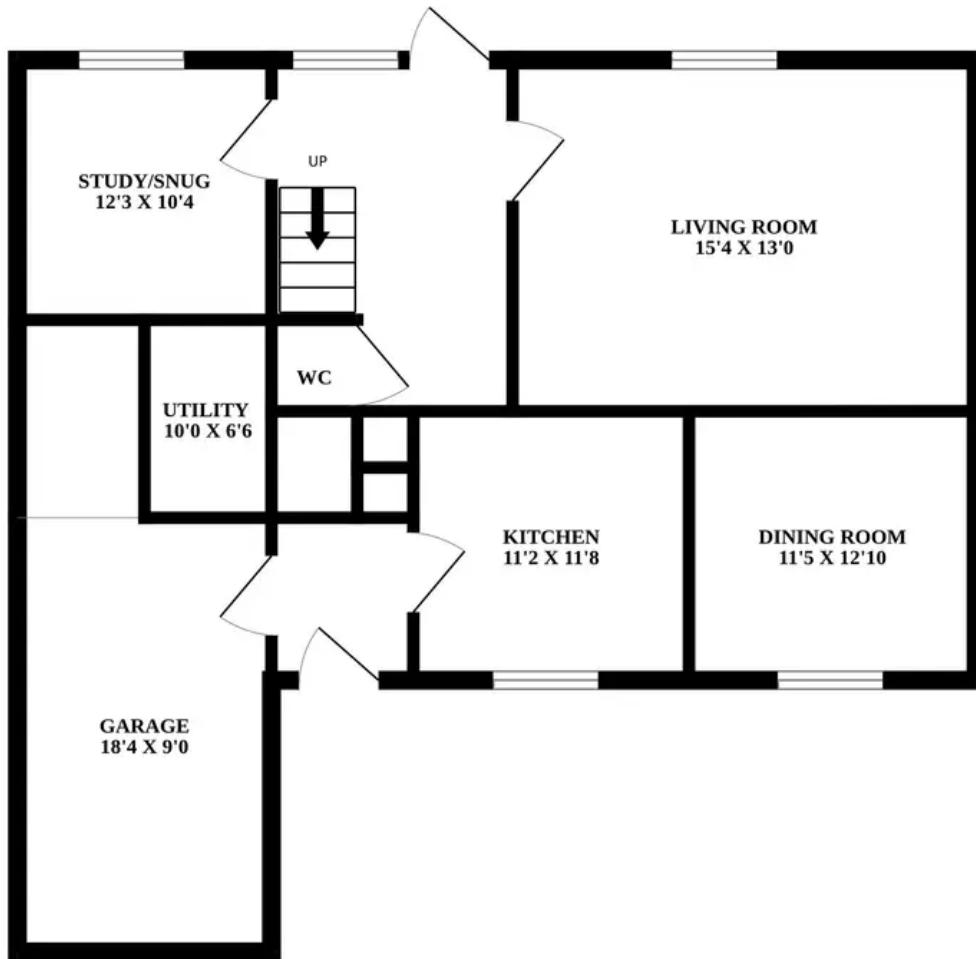
### THE PROPERTY

Welcome to this charming 3-bedroom house that exudes elegance and comfort from the moment you step through the front doors. The inviting entrance hall sets the tone, offering a warm welcome to residents and guests alike. Downstairs you have a study/snug which is actually the fourth bedroom providing versatility to be tailored to your own demand.

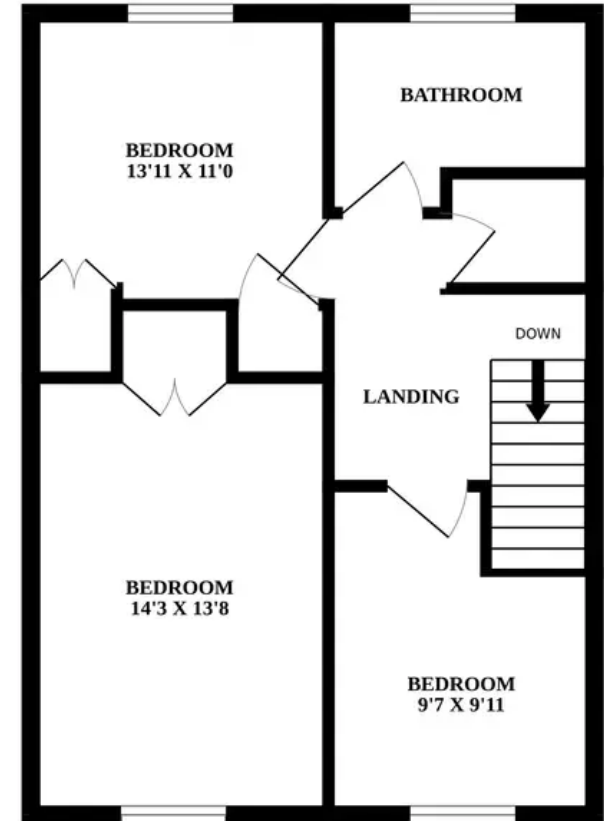




GROUND FLOOR



1ST FLOOR



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.  
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