



11 Gray Drive, Swanton Morley

Guide Price £270,000

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Swanton Morley, Dereham

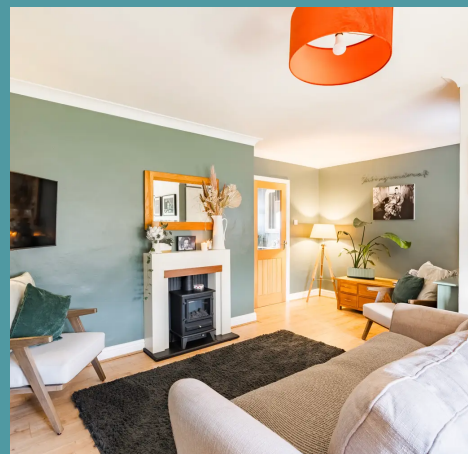
GUIDE PRICE £270,000 - £280,000 Welcome to this exquisite three-bedroom property in Swanton Morley, where contemporary elegance meets comfort. The recently refurbished kitchen, adorned with integrated appliances and double NEFF ovens, seamlessly connects to the spacious living room with French doors opening to the garden. Upstairs, three well-proportioned bedrooms offer versatility and the modern shower room adds a touch of personality. Step into the landscaped rear garden with patio areas and allotment-style beds, complemented by ample off-road parking on the private driveway for added convenience.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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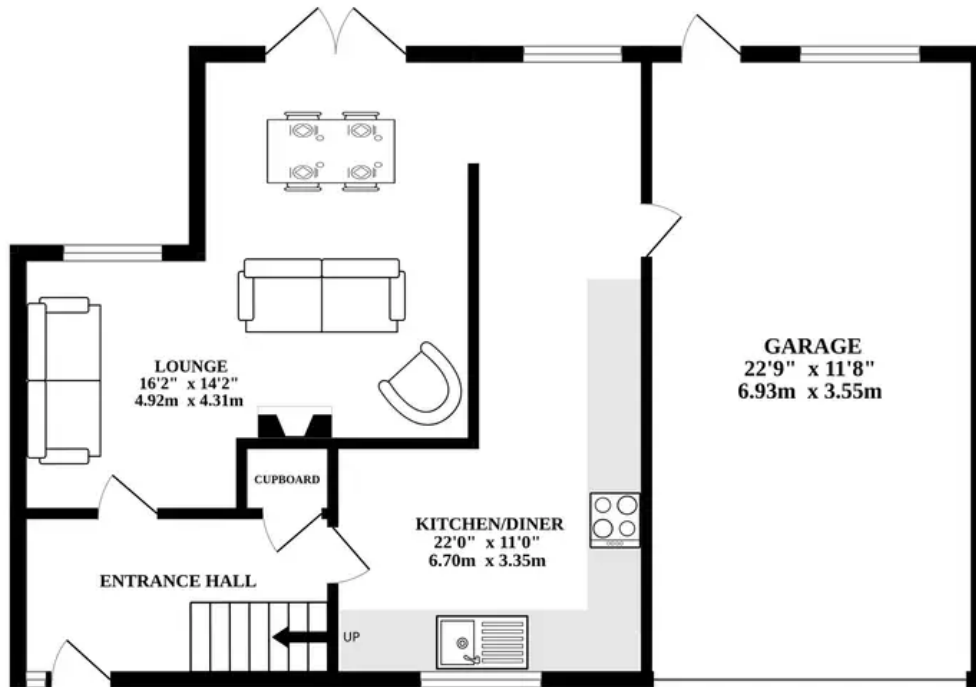
Nestled in the heart of Swanton Morley, this property enjoys a convenient location with access to various local amenities. Darbys Freehouse offers a welcoming spot for dining and socialising, while Swanton Morley Surgery ensures healthcare needs are readily addressed. The village hall adds to the community spirit, hosting events and gatherings. For additional amenities and shopping options, nearby Dereham is easily accessible. Furthermore, the property benefits from straightforward access to the A47, facilitating travel to both Norwich and Swaffham, making it an ideal hub for exploring the region.

Welcome to this exquisite three-bedroom property in Swanton Morley, where contemporary elegance meets comfort. Enter through the welcoming hallway, providing access to all ground floor rooms. The kitchen is a stunning space, recently refurbished and decorated with integrated appliances, double NEFF ovens and a white ceramic butler sink. The new high-quality flooring flows seamlessly throughout and the kitchen offers access to the garage. The living room is spacious, featuring a feature fireplace and ample space for your chosen furniture, with French doors opening to the garden, creating an open-plan living experience.

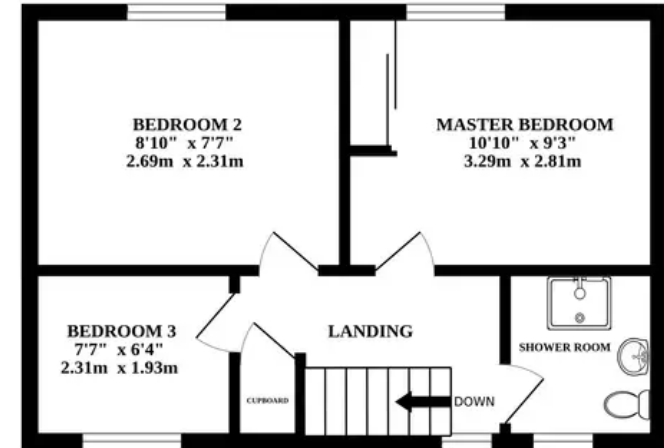
Heading upstairs to the upper floor, discover three well-proportioned bedrooms, each adaptable to your needs. The third bedroom is versatile, perfect for storage, a home office or an additional bedroom. The upper floor also features a modern



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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