



10 Blenheim Drive, Swanton Morley

Guide Price £400,000

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Swanton Morley, Dereham

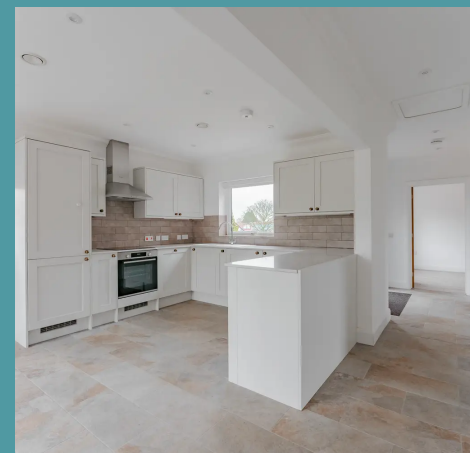
GUIDE PRICE £400,000 - £425,000. Set within a small development is this immaculate three bedroom property in the desirable village of Swanton Morley. Energy efficient with air source heat pump, underfloor heating and solar panels. Enjoy a spacious living room with a wood-burning stove, open-plan kitchen/dining area, master bedroom with en-suite and a detached garage & ample parking. A peaceful location near amenities, perfect for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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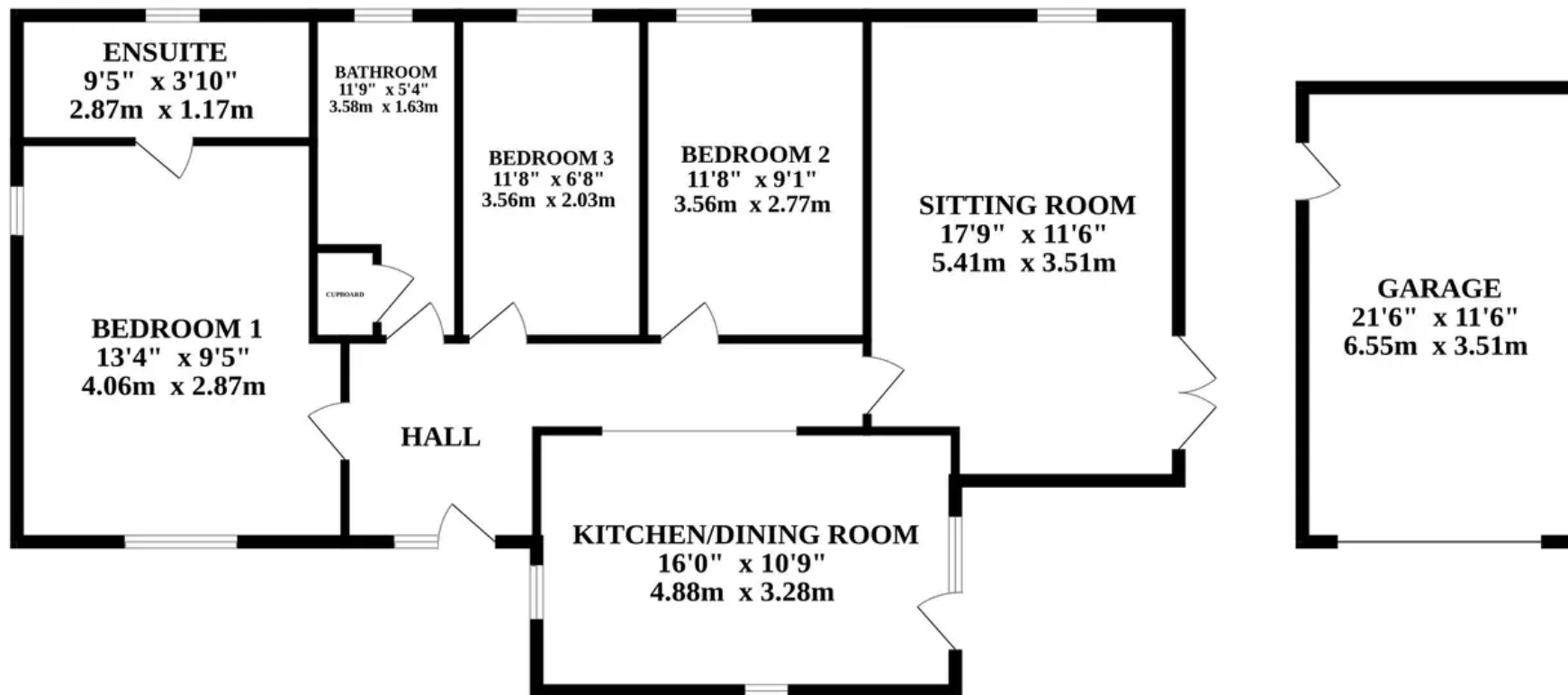
LOCATION

Nestled in the heart of Swanton Morley, this property enjoys a convenient location with access to various local amenities. The Angel Pub 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.

THE PROPERTY

Upon entering the property, you are greeted by a spacious hallway leading to the main living areas. The generous living room features a stunning wood-burning stove, creating a cosy ambience that will be a delight during the colder months. The open-plan kitchen/dining room is perfect for entertaining, with modern appliances including a wine fridge, ample storage space and a breakfast





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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