



7 Hilton Road, Swanton Morley

Guide Price £300,000 - £325,000

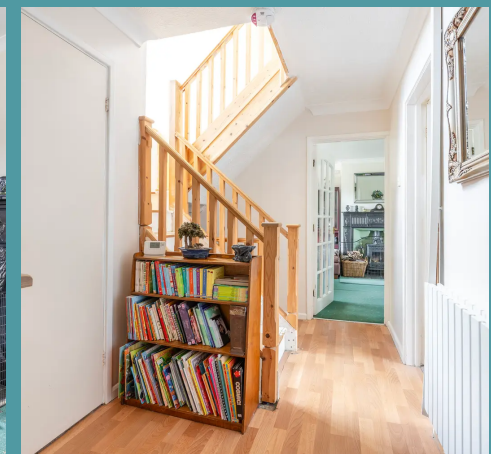
7 Hilton Road

Swanton Morley, Dereham

Guide Price £300,000 - £325,000 This well-appointed home features a welcoming porch leading to a generous living room with a fireplace and seamless access to a bright conservatory, extending the living space. The good-sized kitchen offers convenient access to the landscaped garden, while three bedrooms cater to various needs and a modern family bathroom adds style and functionality. Outside, a beautifully landscaped garden with lawn and patio areas is perfect for outdoor entertaining, complemented by a single garage and ample off-road parking for convenience.

THE LOCATION

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.





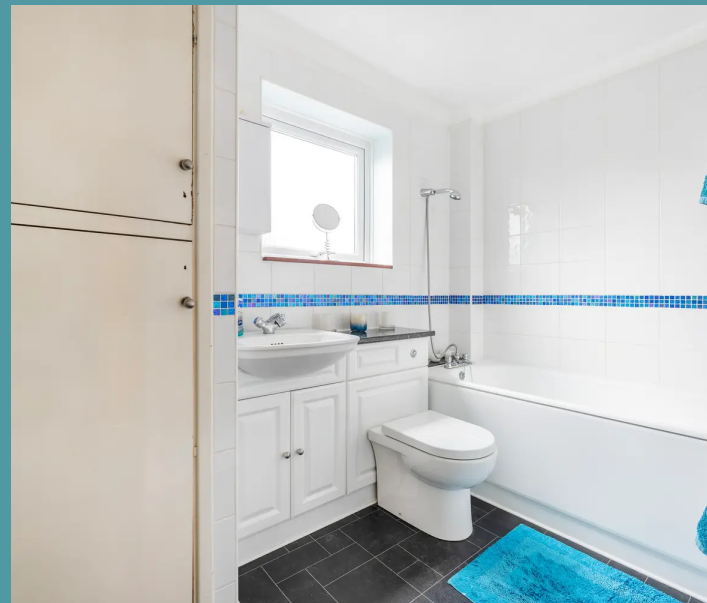
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THE PROPERTY

Entering the property through a welcoming porch area, ideal for housing coats and shoes, you are led into the main hallway, which sets the tone for the rest of this well-appointed home. The generous living room, provides ample space for furnishings, ensuring cosy evenings by the fireplace and boasts seamless access into the conservatory, flooding the space with natural light and extending the living area to enjoy year-round. The good-sized kitchen with bright cupboards, space for all necessary appliances and convenient access to the landscaped garden.

The three bedrooms on offer cater to your evolving needs, whether it be for a growing family, guests, or a home office. Each room exudes a sense of comfort, creating a haven of relaxation at the end of each day. Completing the internal layout, a modern family bathroom ensures both functionality and style.





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The exterior of this property is equally enticing, with a beautifully landscaped garden featuring a mix of lawn and patio areas, ideal for outdoor entertaining or simply relaxing.

For those seeking practicality alongside comfort, this home also includes a single garage, providing valuable storage, along with ample off-road parking for convenience.

AGENTS NOTE

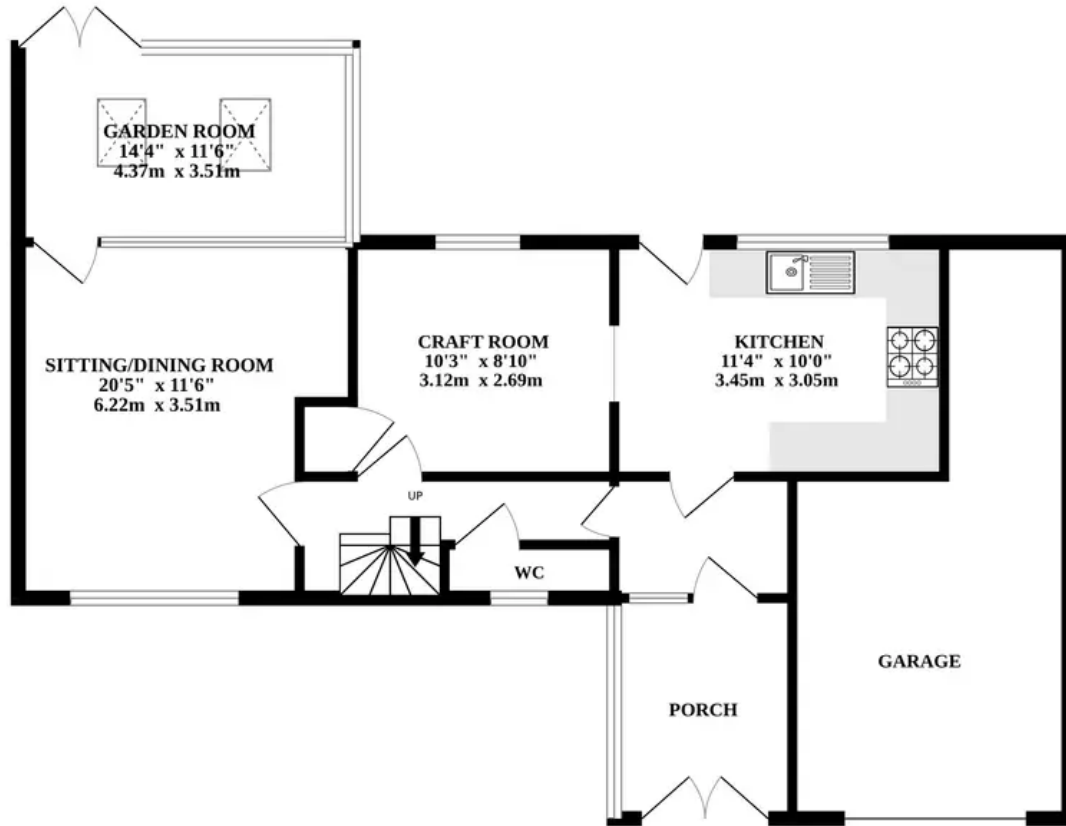
We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil central heating

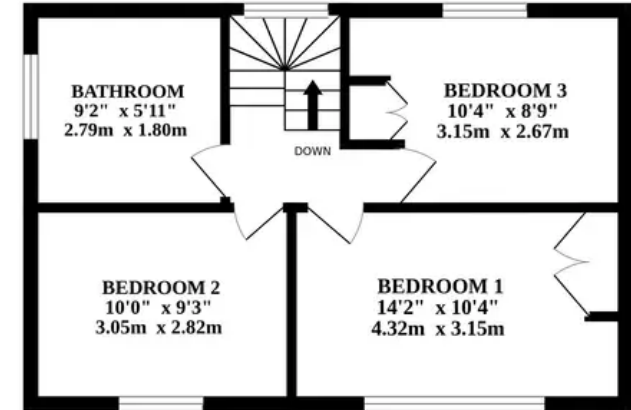
Council Tax Band - C



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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