



Freshfields
Swanton Morley | Dereham | Norfolk | NR20 4PA

FINE & COUNTRY

COUNTRY COMFORTS



In a secluded position in the popular village of Swanton Morley and only a short walk to a wide range of amenities found within the village and also ideally located for public transport to Norwich and Dereham, this 1970s detached family home offers well-presented and spacious accommodation over two floors.

This comprises four bedrooms (one with an en suite) and a family bathroom on the ground floor, while upstairs there is a kitchen/diner, sitting room (with a wood burning stove), dining room, study and utility room.

A large balcony area provides views and access to the mature garden to the rear, which also extends to the side and front. With ample off-street parking on the shingled drive, this is an opportunity not to be missed.



KEY FEATURES

- Attractive and unique property in this popular village
- Four double Bedrooms (one with ensuite) on the ground floor
- Family Bathroom
- Fabulous Kitchen/Diner and three further Receptions
- Balcony/Terrace with wonderful views and access to the Garden
- Well-maintained and stocked pretty Garden on two levels
- Peaceful and private location
- Sought-after Village with shops, garage, pub and surgery
- Total Accommodation extends to 1750sq.ft

A Wonderful Family Home

"We have lived at Freshfields for three and a half years now. We were attracted to it due to its size, its position near to the shops and a pub, and yet its setting is very secluded," the present owners said. "Since being here, we have extended the balcony, added patio doors and a Juliet balcony to bring more light and the garden into the house. We have also moved the utility room and cloakroom, changed the worktops in the kitchen, replaced the sink, hob and oven, and had a fitted wardrobe installed in the main bedroom."

When asked about favourite spaces at the property, the owners said, "The sitting room is full of sun in the summer and very cosy in winter. The wood burning stove is lovely at Christmas. Our young granddaughter loves being able to run from one room to another in a circuit whilst being chased by her grandparents!"

"We love the fact the house is 'upside down' as the views from upstairs are great, and seeing the garden from upstairs is lovely and very different to ground level. Also the bedrooms stay cool in summer and upstairs is warmer in winter."

"When we move, we will certainly miss the size of the house and its unique character."

The Gardens

Freshfields boasts not only a spacious and inviting home but also a captivating outdoor haven. Picture this: tiered gardens gracefully wrap around the house on two levels, offering a tranquil escape amidst the convenience of a close-knit neighbourhood. The owners have meticulously crafted this green oasis, prioritizing both relaxation and functionality. The mature trees provide dappled shade, perfect for summer picnics or reading a book under the open sky.





KEY FEATURES

Expansive lawns offer a perfect canvas for children's laughter and playful adventures.

The owners' vision transformed the space. They removed large fir trees, opening the area and allowing more sunlight to reach different corners of the garden. A delightful surprise awaits you - a cascading waterfall and a serene pond, adding a touch of tranquillity and the soothing sounds of nature. New, angled steps navigate the bank with ease, making the tiered levels easily accessible. Two strategically placed sheds provide ample storage for gardening tools and outdoor equipment, keeping your space organized and clutter-free.

Imagine sipping your morning coffee on the balcony, listening to the gentle gurgling of the waterfall and enjoying the lush greenery that surrounds you. Hosting a summer barbecue with friends and family, the laughter blending with the sounds of nature. Watching your children explore the different levels of the garden, creating their own adventures amidst the mature trees and open spaces. Freshfield's tiered gardens offer a unique blend of beauty, functionality, and peacefulness, perfect for creating lasting memories with loved ones.

Village Benefits

Freshfields isn't just a wonderful home, it's a gateway to a vibrant village community and stunning natural landscapes. Unwind in nature, leave your doorstep and embark on a delightful walk along the Wensum Way. Explore the scenic beauty of the River Wensum, a haven for fishing enthusiasts and nature lovers.

Embrace an active lifestyle with the village hall's fitness initiatives and the readily available outdoor gym equipment. Immerse yourself in the vibrant community. Swanton Morley boasts bowls clubs, junior and senior football teams, fostering a strong sense of belonging for all ages. A regular bus service connects you to Dereham, a bustling market town, and onwards to Norwich, the vibrant city center. Freshfields' location in Swanton Morley provides the perfect balance between a peaceful village life and easy access to all the conveniences and excitement nearby.

























INFORMATION



On The Doorstep

The village of Swanton Morley has a shop, butchers, Darby's public house and a further public house called The Angel and a primary school. There is also a sister surgery of North Elmham. The nearby Hunters Hall is a fully licensed civil ceremony venue.

How Far Is It To?

North Elmham can be found only 4.5 miles from Swanton Morley, located here is the main doctor's surgery, chip shop, a post office within a tea room and two public houses. There is also local village shop. Dereham town is located 3.9 miles away from Swanton Morley and offers, shops, a cinema, a bowling alley and a large gym. The cathedral city of Norwich is only 17 miles east and offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions - Please Scan QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///trim.drive.burglars](http://trim.drive.burglars)

Services, District Council and Tenure

OFCH, Mains Water & Drainage

Breckland District Council - Tax Band E

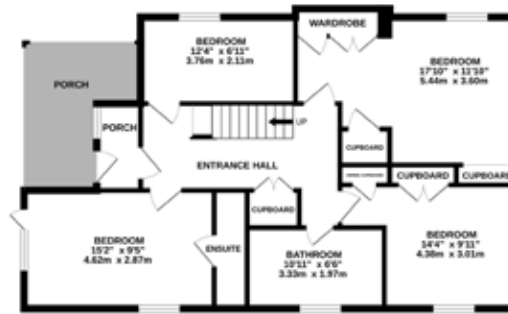
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

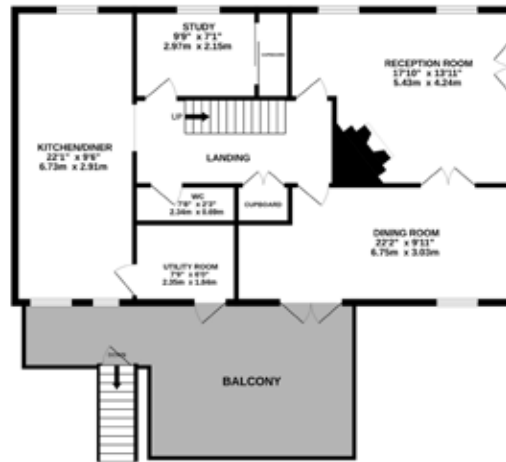
Freehold



GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.

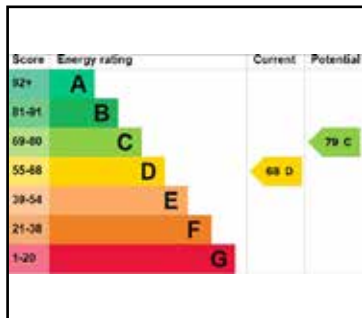


1ST FLOOR
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 1750 sq.ft. (162.5 sq.m.) approx.

While 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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