



Belle Vue Swanton Close, Dereham

£220,000 Freehold

Guide Price £220,000 - £240,000. This two-bedroom bungalow in Dereham offers an exciting opportunity for full renovation in a well-regarded and conveniently located part of town. Just a short walk from the town centre, the property sits on a quiet residential street with easy access to shops, services, and local amenities. Inside, the layout includes a spacious sitting room, kitchen, two double bedrooms, and a central bathroom, all ready for a complete overhaul. Outside,

a large rear garden presents excellent potential for extension, subject to planning, while a driveway and garage add practicality. The plot size and position make it ideal for those wanting to customise and add value. Whether you're looking for a project or a chance to design your own space, this property is packed with promise.

Council Tax band: B

Tenure: Freehold

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The Location

Within walking distance to the town centre and an idyllic country park, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.

Belle Vue, Swanton Close

Set on a quiet residential road in one of Dereham's more desirable pockets, this two-bedroom bungalow offers a brilliant opportunity for buyers looking to make their mark. With full renovation required, this is a property packed with potential, ideal for those seeking a project in a well-connected and established part of town.

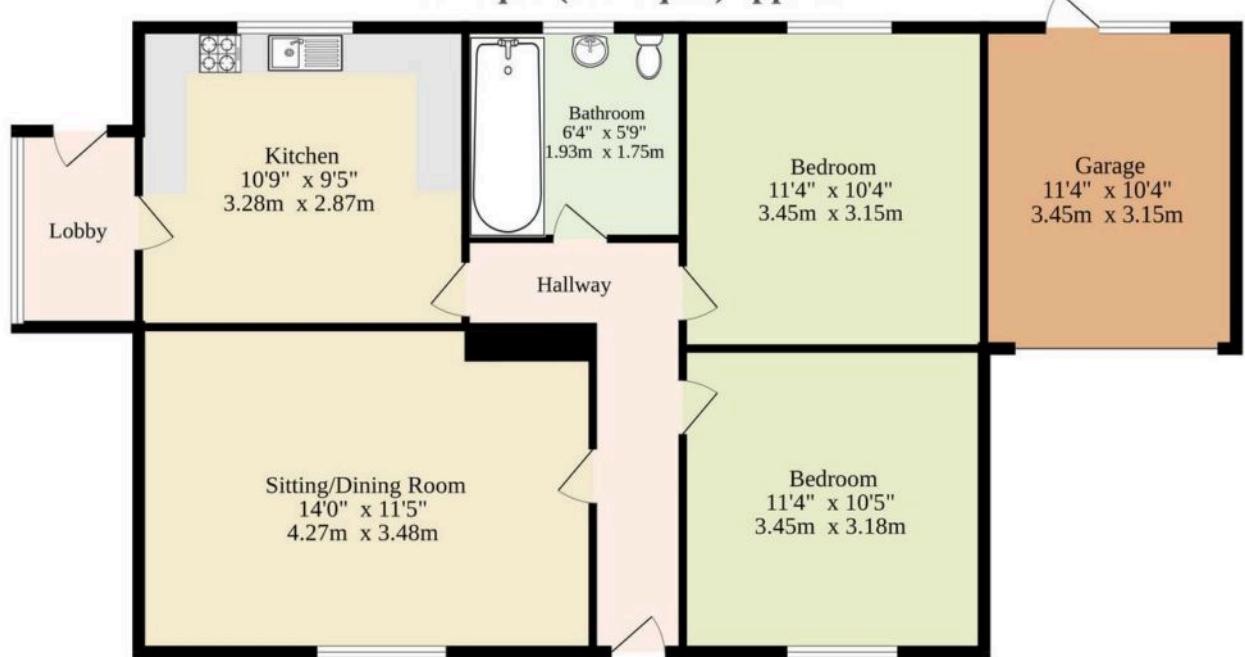
The home enjoys a peaceful position yet remains within comfortable walking distance to Dereham's town centre, placing everyday amenities, shops, and local services right on your doorstep.

Inside, the layout presents a classic footprint, featuring a generous sitting room at the front of the home, a separate kitchen to the rear, and a central bathroom serving both double bedrooms. While the interior is ready for complete refurbishment, the room proportions are pleasing, and the existing structure provides a solid starting point for a creative transformation.

Outside, the property continues to impress with a sizeable rear garden offering a superb canvas for landscaping or future extension work, subject to the necessary permissions. To the front, a driveway provides off-road parking and leads to a



Ground Floor
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

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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