



THE STORY OF

# 3 Hoe Road East

*Swanton Morley, Norfolk*

**SOWERBYS**



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# 3 Hoe Road East

Swanton Morley, Dereham, Norfolk  
NR20 4PZ

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EV Car Charger, Solar Panels and  
Air Source Heat Pump

Orangery Added to Allow Maximum  
Entertaining Space

Four Spacious Bedrooms

En-Suite, Family Bathroom  
and Ground Floor W/C

Close to Village Amenities and School

Single Garage and Double Car Port

Privately Enclosed Rear Garden

Immaculately Presented Throughout

Dual Aspect Lounge

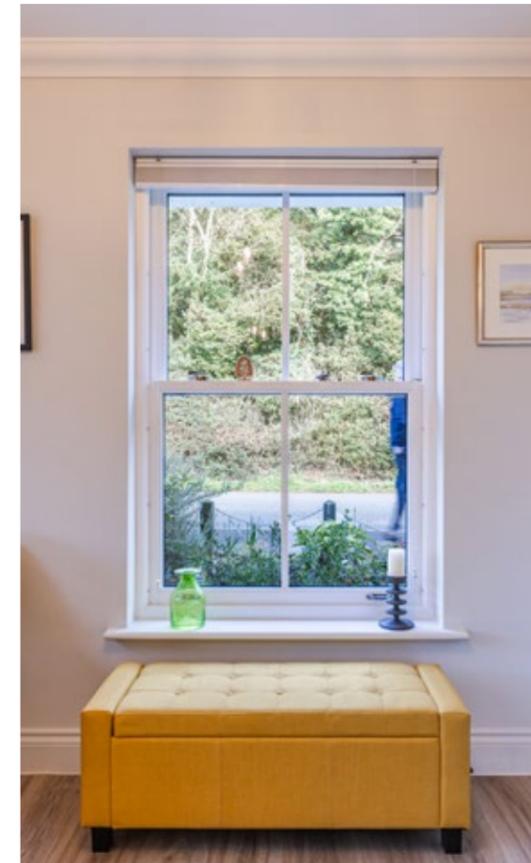
Open Plan Kitchen-Diner with  
Integrated Appliances

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Hoe Road East is a link-detached four-bedroom home situated in the well served Norfolk village of Swanton Morley, offering practical modern living with a strong focus on energy efficiency and adaptable space.

The property has been thoughtfully updated to reflect contemporary priorities, including the installation of solar panels, an air source heat pump and an EV car charger - helping to support lower running costs and future ready living.

Inside, the layout is designed to suit both everyday family life and social occasions. A dual aspect lounge provides a comfortable and versatile living space, while the open plan kitchen/dining room with integrated appliances forms a central hub for day-to-day living. The addition of an orangery significantly enhances the entertaining potential, creating a natural extension of the main living space that works equally well for gatherings or relaxed use throughout the year.

Upstairs, four well-proportioned bedrooms offer flexibility for family life, guests or home working, all presented to a high standard in keeping with the overall immaculate condition of the home.

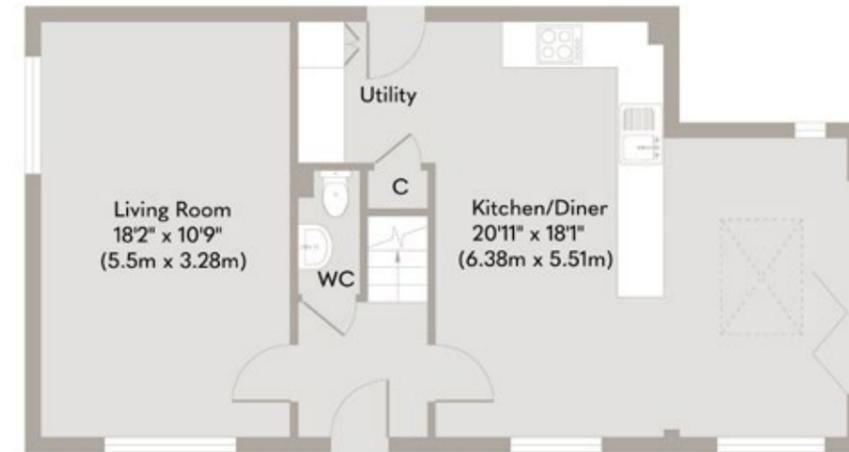
Outside, the privately enclosed rear garden provides a secure and manageable outdoor space, while a single garage and double car port offer ample parking and storage.

Located within close proximity to village amenities, the local school and Dereham Town centre, the property combines convenience with a strong sense of community - making it well suited to buyers seeking a modern, efficient home within an established Norfolk village setting.

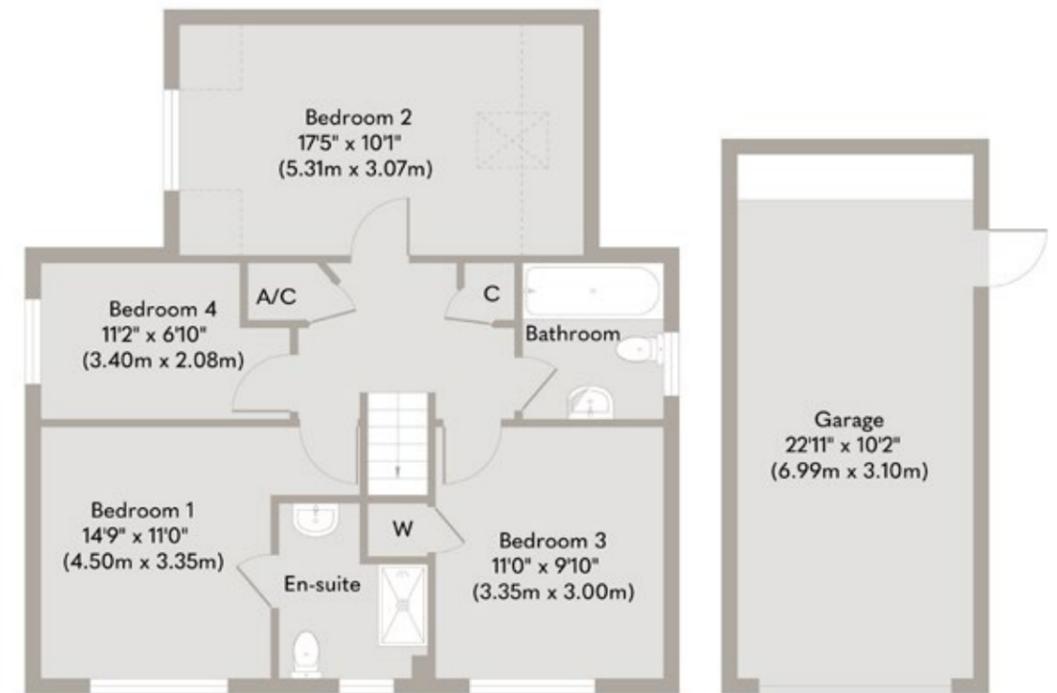


Three words to describe the home would be warm, private and smart.

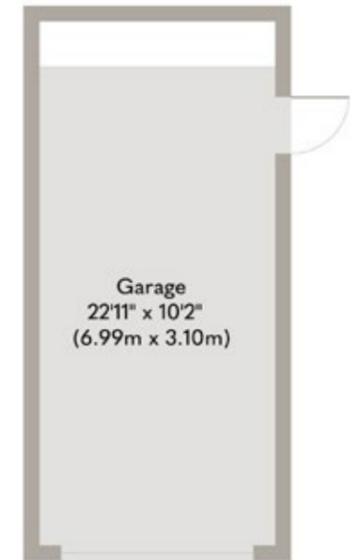




Ground Floor  
Approximate Floor Area  
591 sq. ft  
(54.91 sq. m)



First Floor  
Approximate Floor Area  
669 sq. ft  
(62.15 sq. m)



Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Swanton Morley

LOCATED IN THE  
MIDDLE OF NORFOLK



With All Saints' Church in its centre, dating back to the 14th century, the village of Swanton Morley is a picturesque, rural village in the heart of Norfolk with a thriving community.

The well-served village has amenities such as a doctors surgery, village shop and post office, garage and a primary school.

Situated in 9 acres of rural grounds, Swanton Morley Village Hall is a large part of the community here and home to Swanton Morley FC. From theatre productions and quiz nights to the annual firework display, there is often something happening for all to enjoy.

There are two popular public houses within the village, Darby's and The Angel, both of which serve food and hold a variety of events throughout the year such as quiz nights and live music. The local bowls club and cricket club both play on grounds near to the Angel Pub, making it the perfect spot to finish up after a game.

Venture down the River Wensum and see more of what the local area has to offer, many people come here to enjoy paddle-boarding all year round.

A wonderful location to enjoy Norfolk country living, with easy commuting access to Norwich, come and discover a Norfolk gem.



## Note from the Vendor



"We have loved this warm home, the garden is wonderfully private and not overlooked, enjoying beautiful afternoon sunshine and leafy views from the bedroom windows."



### SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump.  
Solar Panels and EV charger.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:- 9400-1634-9932-9423-0323.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///stay.skill.fabricate

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# SOWERBYS

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