



1 Swathing, Cranworth

£250,000

This spacious semi-detached house offers an excellent opportunity for families and first-time buyers, set within a popular rural location.

The property benefits from a bright living room, and a fitted kitchen that provides ample storage and workspace, perfectly suited to modern family living.

There is also a utility and store area, offering additional space for laundry and household essentials. A convenient ground floor bathroom completes the downstairs accommodation.

Upstairs, the home boasts 3 bedrooms, each offering comfortable space.

Externally, there are useful external stores, ideal for tools, bikes, or additional storage needs. The enclosed rear garden provides a private and secure outdoor space, and to the front, off-road parking ensures convenience.

Combining generous accommodation with outdoor space and a sought-after rural setting, this home presents a wonderful opportunity to enjoy countryside living with practical family features throughout.

Services

Oil central heating. Mains water, drainage, and electricity are connected.



Situation

Cranworth is a small rural village in the county of Norfolk, located in the East of England. It lies roughly 15 miles west of Norwich and a few miles south of the market town of Dereham. Surrounded by gently rolling farmland and quiet country lanes, Cranworth sits within the Breckland district, offering a peaceful countryside setting while remaining within easy reach of larger towns and regional road links.

Directions

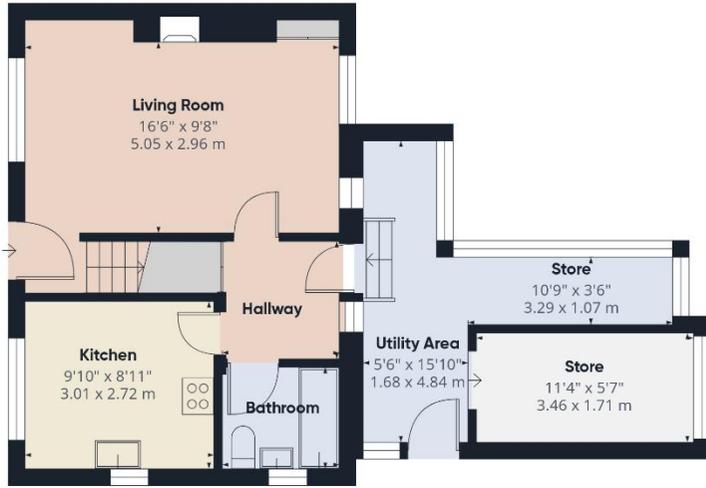
To find this property leave Dereham on the A1075 Watton Road and proceed for about 5 miles into the village of Shipdham. After a short distance, take the left hand turning onto Mill Road and proceed onto Woodrising Road into the village of Cranworth. The property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0583.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area^m
889 ft²
82.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	TBC
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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