



17 Swanton Drive

£295,000

An extended three-bedroom detached house situated in the sought-after location within the popular market town of Dereham.

The property boasts a separate entrance hall, a spacious living room, dining room, fitted kitchen, utility room plus ground floor cloakroom.

Upstairs, there are the three bedrooms with two being double sized and a single sized room, additionally there is a family bathroom suite.

Outside, to front, the property benefits from a larger than average frontage with off street parking via a private driveway and detached garage. Further on, there is laid to lawn grass, leading to an adjacent courtyard and side access.

To the rear, is a secluded rear garden with laid to lawn grass and a hard standing, an ideal place to install a shed.

Features

- Detached House
- 3 Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Ground Floor Cloakroom
- Off Street Parking
- Detached Garage
- Cul-De-Sac Location
- No Onward Chain



Services – Gas central heating. Mains water, drainage, and electricity are connected.

Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

Directions

To find the property leave Dereham Market Place on Theatre Street. At the cross roads, proceed straight over and take the third right hand turning onto Swanton Drive. Follow the road to the junction where the property will be found on the opposite side of the road identified by a Parsons & Company 'For Sale' board.

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

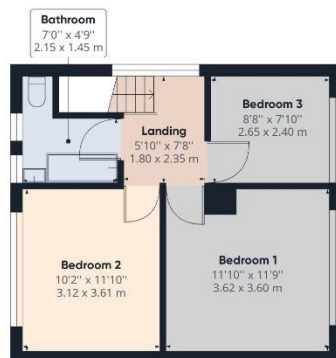
This property is being marketed by our Dereham office and the property reference is AD0134.

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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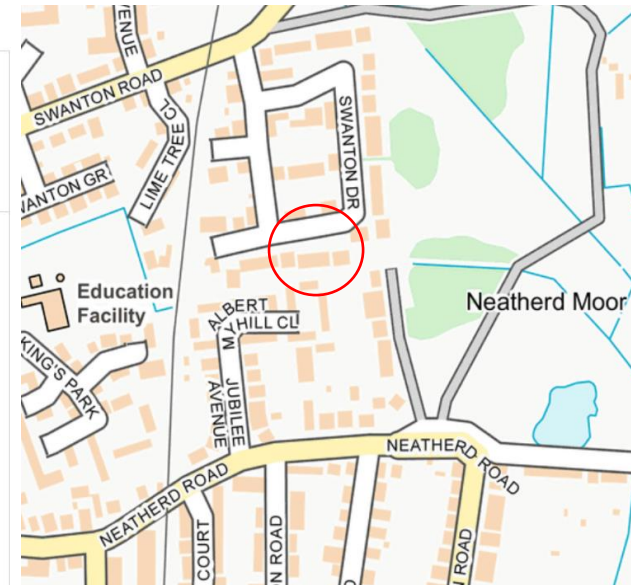
Approximate total area⁽¹⁾

1083.80 ft²
100.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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