



## 7 Thompson Close, Swanton Morley

Guide Price £375,000 - £400,000



## 7 Thompson Close

Swanton Morley, Dereham

Occupying a generous 1/3 acre plot (stms), this detached residence holds plenty of potential with flexible and spacious accommodation that can be extended at the rear (stpp). Highlighting large reception rooms, four double bedrooms and an extensive garden, with a versatile outbuilding and a double garage. With the adaption to suit individual preferences and style, this home presents an incredible opportunity for a family with a modern lifestyle. Don't miss the chance to acquire this home and experience all it has to offer.

### Location

Swanton Morley is a village located in Norfolk, within the district of Breckland. It lies about 6 miles northwest of Dereham and approximately 15 miles southwest of the city of Norwich. The village is surrounded by picturesque countryside, with scenic rural views and agricultural land. Swanton Morley is well connected by road, with nearby access to the A47 and other local routes, making it a convenient location for both residents and visitors. The area offers a peaceful rural lifestyle while being close to larger towns and cities for amenities and services.





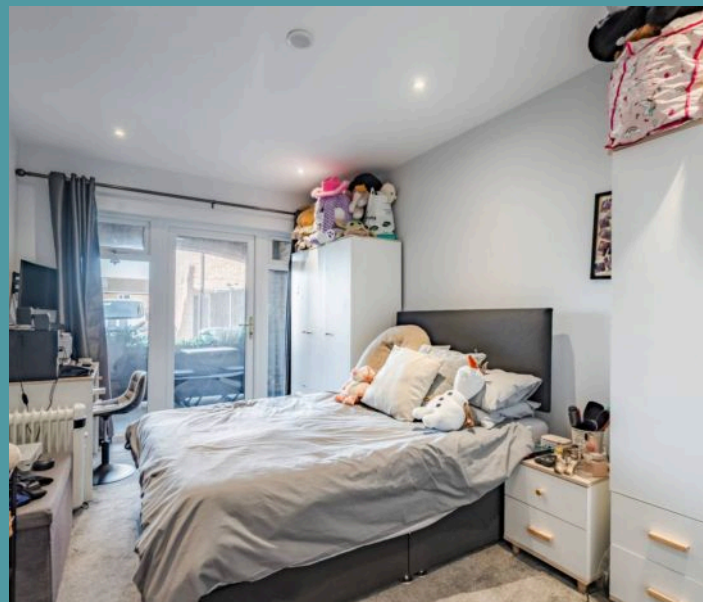
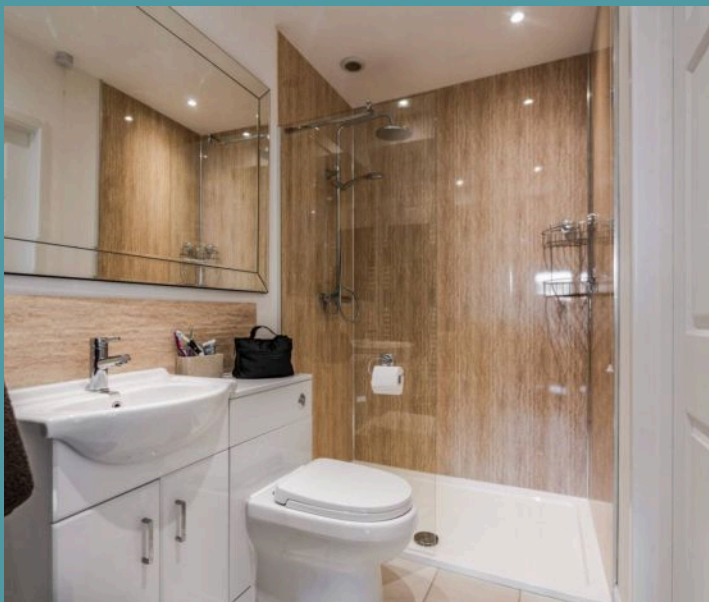


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Upon entering, you are greeted by a sense of spaciousness and possibility, with Karndean flooring fitted throughout. The flexible accommodation has been thoughtfully designed to cater to the needs of modern living, allowing for seamless adaption to suit individual preferences and style. The potential to extend at the rear (stpp) further enhances the property's allure.

The heart of the home lies in the expansive kitchen/dining room, equipped with quality wall and base units, and integrated appliances that ensure both functionality and style. Offering ample amount of storage and counter-top space for meal preparation. An archway leads into the inviting dining room, setting the scene for memorable gatherings and casual meals, with the presence of sliding doors that open into the garden. The sitting room encourages relaxation and entertaining, filled with an abundance of natural light. Accentuated by a charming open fireplace, adding a touch of warmth and character to the space.





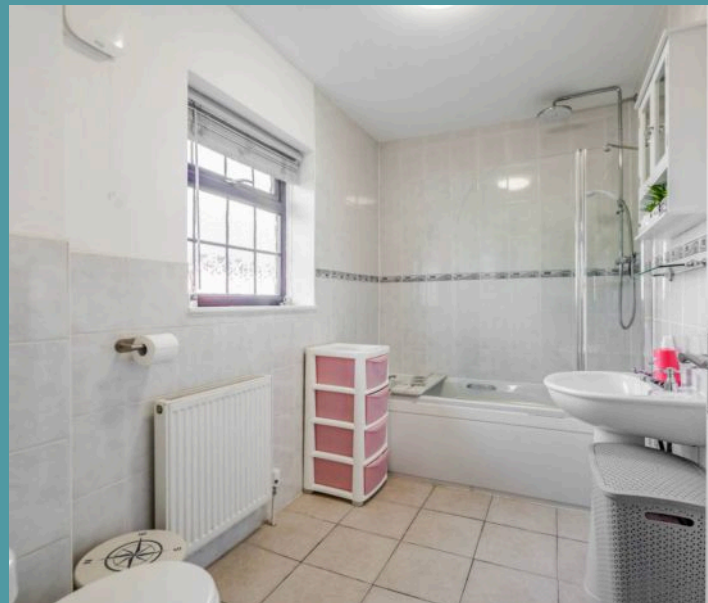


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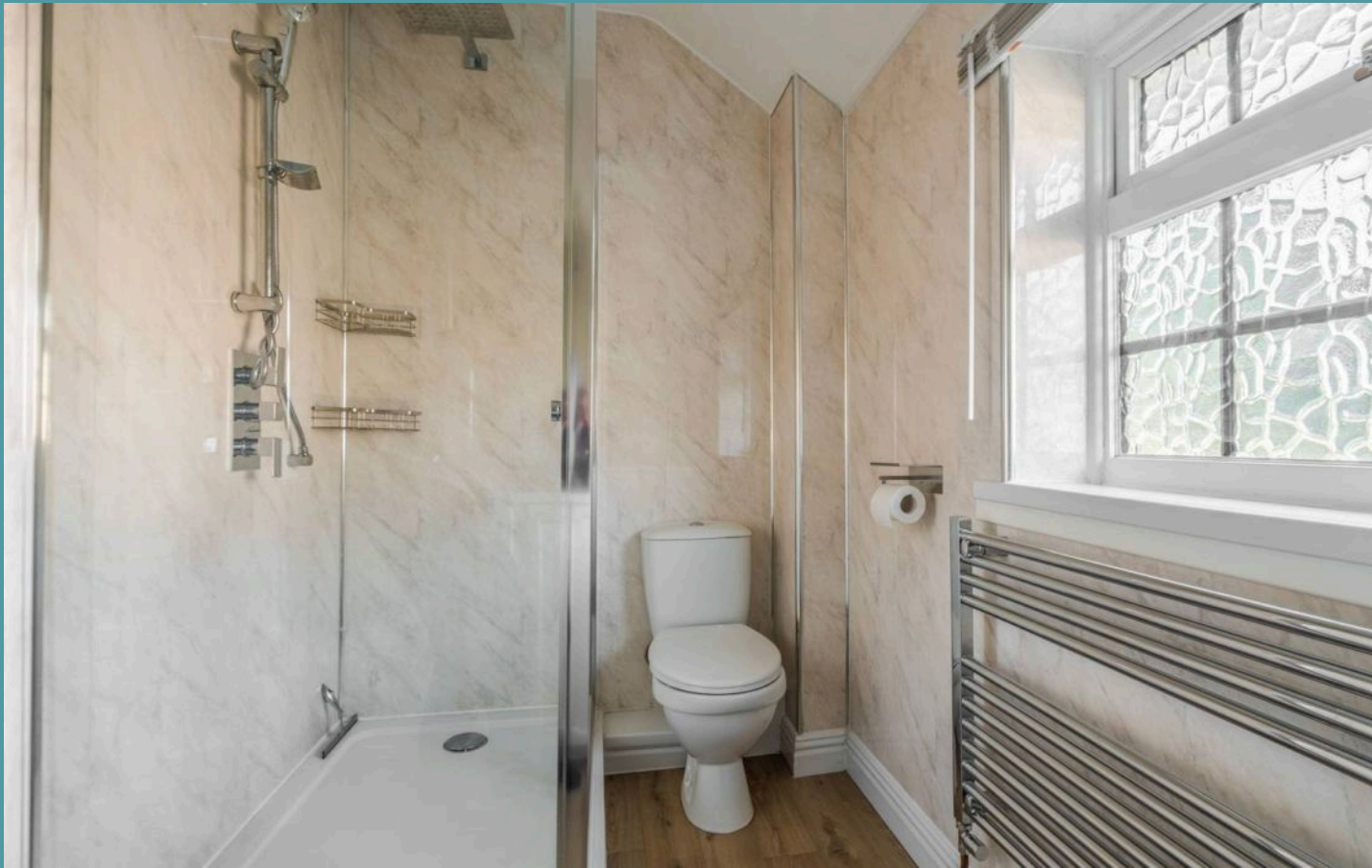
Across both floors you will encounter four double bedrooms, each thoughtfully designed with comfort and privacy in mind. Two bedrooms flaunt private en-suites, adding a luxury yet convenient touch to your everyday routine. Completing the accommodation is a family bathroom, comprising of a modern three piece suite.

Beyond the confines of the house, the expansive garden offers endless possibilities for outdoor activities and enjoyment, whether that is gardening, hosting family BBQs or simply relaxing in the afternoon sunshine. It is predominately laid to lawn, with a decked terrace and sheltered patio area for your seating arrangements or hot tub. The addition of a versatile outbuilding has the option to be a home office, gym, hobbies room or entertainment room, depending on your own requirements. Overall, the garden is fully enclosed so you can enjoy in seclusion.



Practicalities are also taken care of with a brand new tarmac driveway providing ample off-road parking, alongside a double garage that offers storage options, ensuring that both vehicles and possessions are secure.





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### Agents Notes

We understand that this property is freehold.

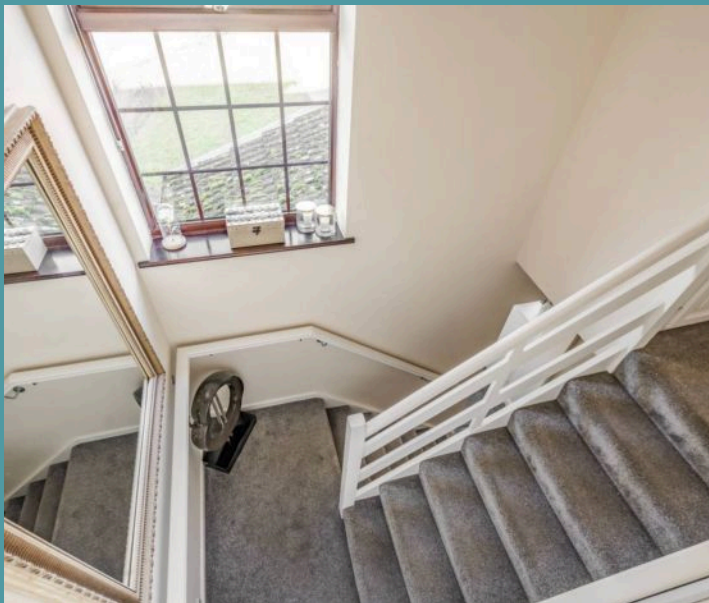
Connected to mains water, electricity and drainage.

Heating system - Oil.

Solar panels with storage battery's - 15p per kw, reduced from approximately £280pcm to £50pcm.

Air-con unit, hardwired electrics and in the process of fitting a brand new boiler.

Council Tax Band: B







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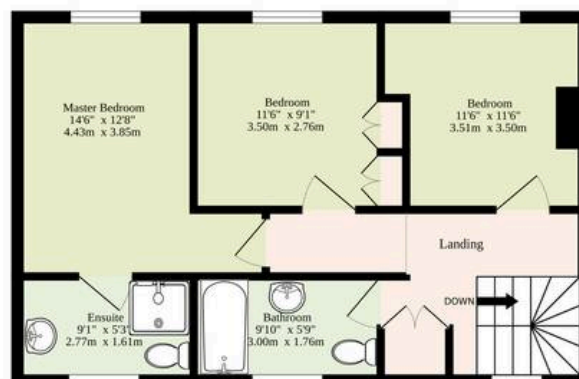
- Semi-detached residence sitting on a 1/3 acre plot (stms) on the edge of the village Swanton Morley
- Beautiful family home with flexible and spacious accommodation that can adapt to your own preferences and style, with the potential to extend at the rear (stpp)
- Extensive kitchen/dining room equipped with quality wall and base units and integrated appliances
- Large sitting room filled with an abundance of natural light, accentuated by an open fireplace
- Four double bedrooms, two private en-suites and a family bathroom fitted with a modern suite
- Expansive garden offering endless possibilities for outdoor activities and enjoyment, complemented by a versatile outbuilding with the option to be a home office or entertainment room
- Brand new tarmac driveway providing ample off-road parking and a double garage with storage options
- Karndean flooring throughout, air-con unit, hardwired electrics, solar panels with storage battery and in the process of fitting a brand new boiler
- Close proximity to local shops, bus routes, healthcare facilities, a village hall and schools



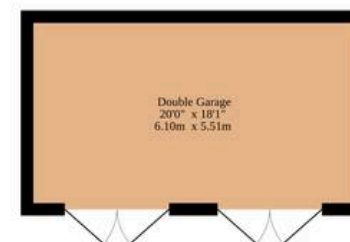
Ground Floor  
789 sq.ft. (72.5 sq.m.) approx.



1st Floor  
694 sq.ft. (64.5 sq.m.) approx.



Double Garage  
362 sq.ft. (33.6 sq.m.) approx.



Outbuilding  
123 sq.ft. (11.4 sq.m.) approx.



Sqft Includes The Double Garage And Outbuilding

**TOTAL FLOOR AREA : 1959 sq.ft. (182.0 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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