



30a White Cross Road, Swaffham

In Excess of £495,000

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Swaffham, Swaffham

Tucked away in a private and non-overlooked position is this modern and comfortable three-bedroom home. The property has been extended and upgraded over the years to create a charming family space that can serve every need. Outside the space reflects in the sizeable driveway and spacious rear garden. Whilst the plot is private, it doesn't stop the ease of access to Dereham town centre.

Location

Dereham is a historic market town located in the heart of Norfolk, offering a blend of rural charm and modern convenience. The town is well-served by public transport, with easy access to the A47, providing direct routes to Norwich, King's Lynn, and beyond. Dereham has a railway station with regular services to Norwich and Cambridge, making it ideal for commuters.

The town boasts a variety of amenities, including a selection of independent shops, supermarkets, and local businesses, as well as several schools, both primary and secondary. The bustling weekly market is a highlight, offering fresh local produce and handmade goods. For healthcare, Dereham has a well-equipped medical centre and local pharmacy.

Surrounded by picturesque Norfolk countryside, the town offers residents a wealth of outdoor activities, including walking, cycling, and nature reserves. Nearby, you'll find the scenic Dereham Walks, which take you through stunning rural landscapes. For those interested in history and culture, Dereham offers several notable landmarks, including St. Nicholas' Church and the Mid-Norfolk Railway.

With a rich history, a thriving community, and a range of amenities, Dereham provides a balanced lifestyle in a peaceful yet well-connected setting.





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The Property

This property is an excellent find for those looking for their next move in Dereham. Tucked away in a peaceful, non-overlooked spot, this home offers a real sense of seclusion while still being close to everything you need.

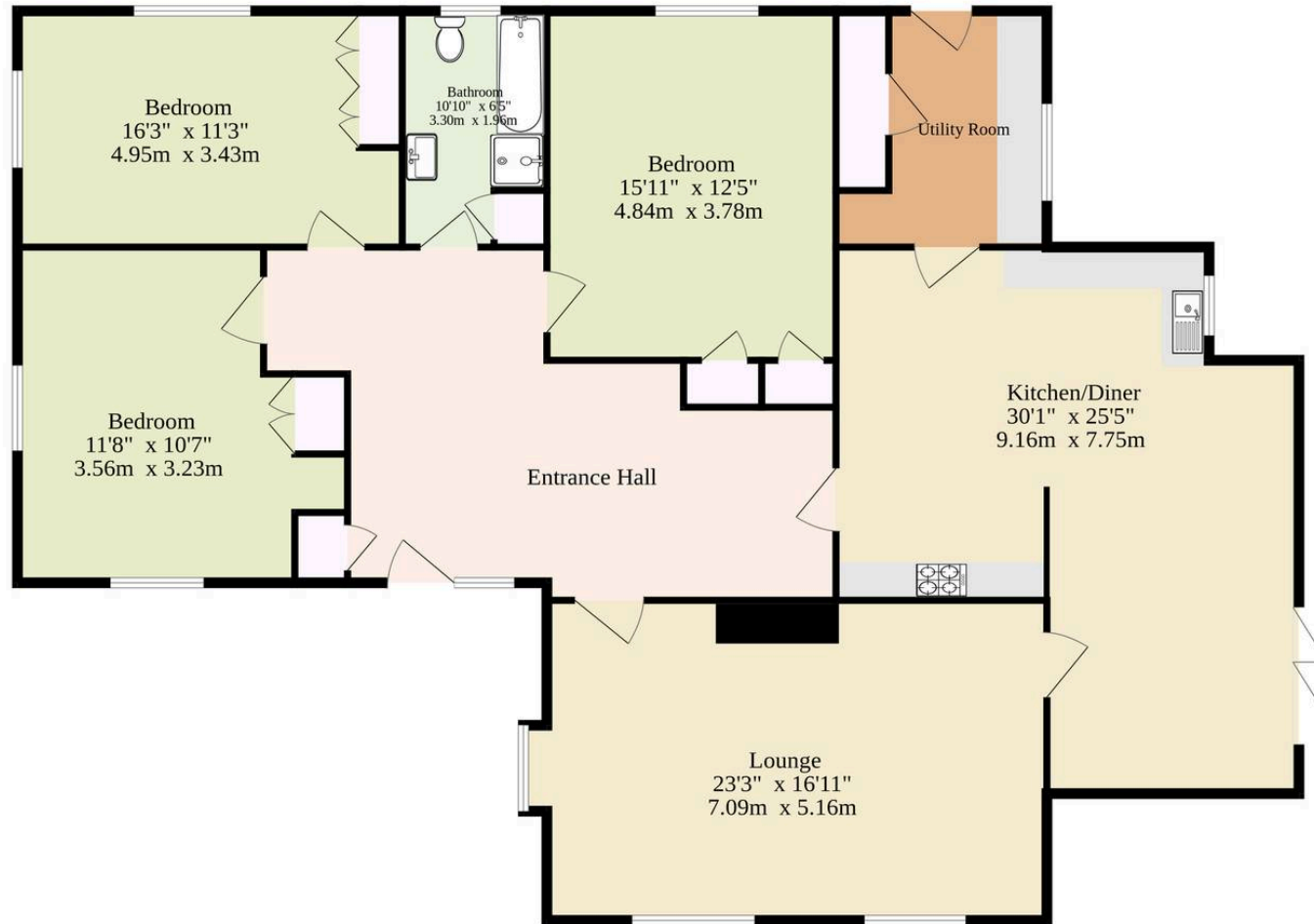
The property has been extended to create an open-plan kitchen and dining area with modern shaker-style units throughout and a range of fitted appliances, perfect for everyday family life. You'll appreciate the convenience of a separate utility room with a large storage cupboard and extra units, making it easy to keep things organised.

One of the standout features of this home is the 23ft lounge, complete with a cosy wood burner, ideal for those colder evenings. The space is generous and inviting, with neutral tones throughout creating a calm, modern atmosphere that flows effortlessly from one room to the next. Along the hall, you'll find three well-sized bedrooms, each of which has built-in storage to ensure clothes can be tidied away without hassle. These all share a stylish bathroom suite that includes not only a shower but a bath too.

Outside, the large driveway provides plenty of parking for several vehicles, with access to a garage, currently used as a workshop/storage. Privacy mirrors in the rear garden, where you'll find a well-maintained space with a lovely lawn and patio area perfect for enjoying outdoor time. The bi-folding doors of the dining room open up to connect the garden with the interior, creating a seamless flow from indoors to out. A fantastic focal point for the summer months.



Ground Floor
1596 sq.ft. (148.3 sq.m.) approx.



Excluding Garage

TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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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