



## Lunesdale Swanton Road, Dereham

Guide Price £260,000 - £270,000

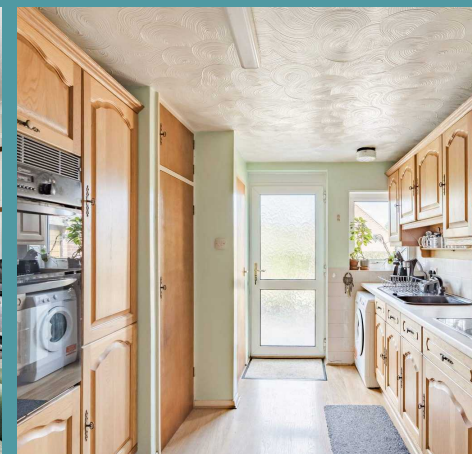
# Lunesdale Swanton Road

## Dereham

Situated in a semi-rural location with undisturbed field views and flexible living spaces. The property welcomes you with a storm porch and features an oak-finish kitchen with a dining area that could also be used as a third bedroom. Enjoy cosy evenings by the open-fireplace in the sitting room, or relax in one of the two generously-sized double bedrooms. The mature garden provides a large outdoor space, while the double garage and ample parking offer convenience and practicality.

## The Location

Situated conveniently halfway between Dereham and Swaffham Morley, this property offers easy access to both towns and their amenities. Situated within a short drive of Dereham town, you'll have easy access to the town's amenities, making daily errands and shopping a breeze. A Tesco and Aldi are conveniently at your doorstep, ensuring you have shopping options nearby. Families will appreciate the presence of primary and secondary schools not only in Dereham but also in the surrounding areas, providing education options for children of all ages. Additionally, the property offers easy access to the A47, a major road network, which opens up convenient routes to neighboring towns like Swaffham and Norwich.





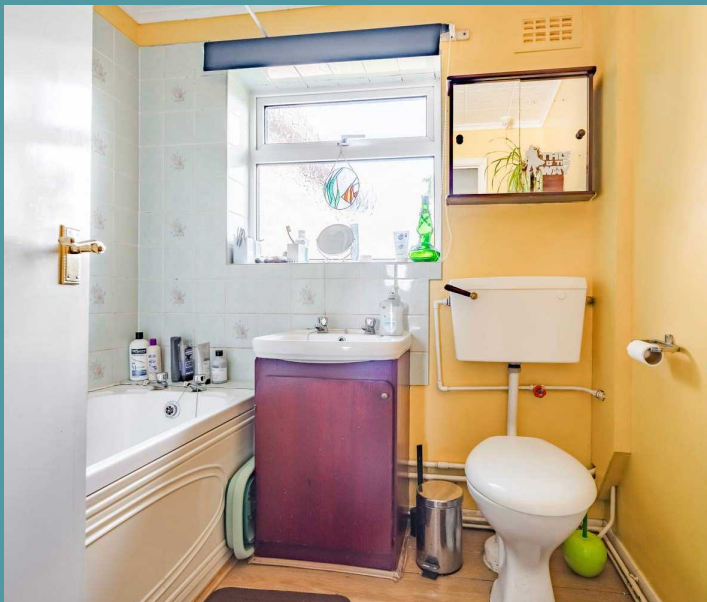
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Dereham

### Swanton Road

The property welcomes you with a storm porch, providing easy access to all areas of the home. An oak-finish kitchen awaits with matching units, a tiled backsplash and an opening into a dining area that could also serve as a third bedroom. Enjoy your meals with views of the surrounding fields, elegantly framed by French doors that fill the space with natural light.

The property further impresses with a dedicated sitting room that features a good-size, open fireplace, perfect for cosy evenings and a large front-facing window. The bungalow comprises two generously-sized double bedrooms, providing ample space for rest and relaxation. A three-piece bathroom caters to all self-care needs with convenience.





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Dereham

Outside, a mature garden envelops the home, showcasing an array of trees, shrubbery, and vibrant flowers that add a splash of colour to the surroundings. For added convenience, the property includes a double garage and plentiful off-road parking, ensuring ample space for vehicles and storage.

### Agents Note

We understand this property will be sold freehold.

Connected to a shared bore-hole, mains electricity, oil fired heating and septic tank.

Council Tax Band - B



# GROUND FLOOR

