PARSONS
COMPANY

16 Strickland Drive, Swanton Morley, NR20 4TS

Guide Price £240,000 - £250,000



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Situated within a popular village location, this beautifully presented two-bedroom semi-detached home offers stylish and modern accommodation throughout.

The ground floor boasts a spacious open-plan kitchen and living area, creating a wonderful space for both everyday living and entertaining.

The modern fitted kitchen offers a contemporary finish, whilst the comfortable living area provides ample space for dining and relaxation. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the property benefits from two well-proportioned double bedrooms, with the added luxury of an en-suite to the main bedroom, alongside a stylish family bathroom.

Outside, the property enjoys an enclosed rear garden with a patio area, ideal for outdoor dining and entertaining during the warmer months.

To the front, a private driveway provides off-road parking for two vehicles, complemented by an electric vehicle charging point.

Combining modern living with a desirable village setting, this lovely home is sure to appeal to a range of buyers.

With the vendors having already found their onward purchase, early viewing is highly recommended!







N.B. Please note there is an annual service charge of £83.45 payable to EWS Property Management. (This is subject to change).

Services

Air source heat pump. Mains electricity, water, and drainage are connected. EV charging cable on Driveway.

Situation

Swanton Morley is a large village with a variety of useful daily amenities including a doctors surgery, primary school, public house, butchers/deli, post office and car repair garage. The village also has regular bus services into Dereham town centre.

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

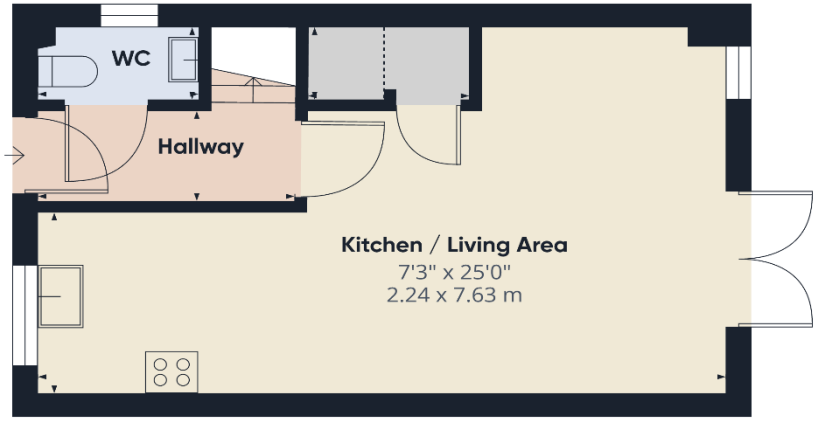
This property is being marketed by our Dereham office and the property reference is AD0723.

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.

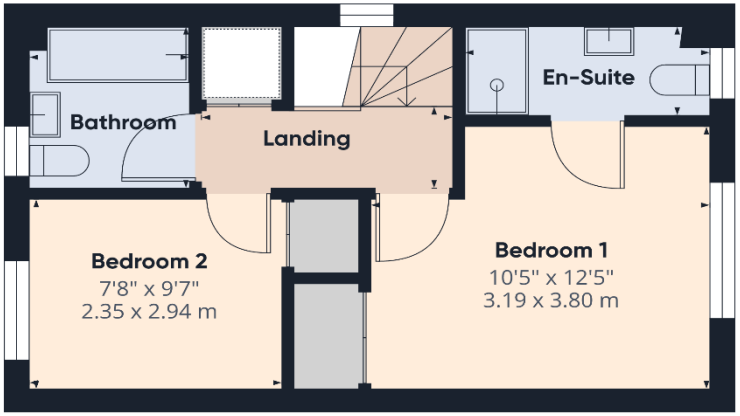








Ground Floor





Floor 1

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Approximate total area(1)

670 ft²
62.3 m²

Reduced headroom

9 ft²
0.9 m²

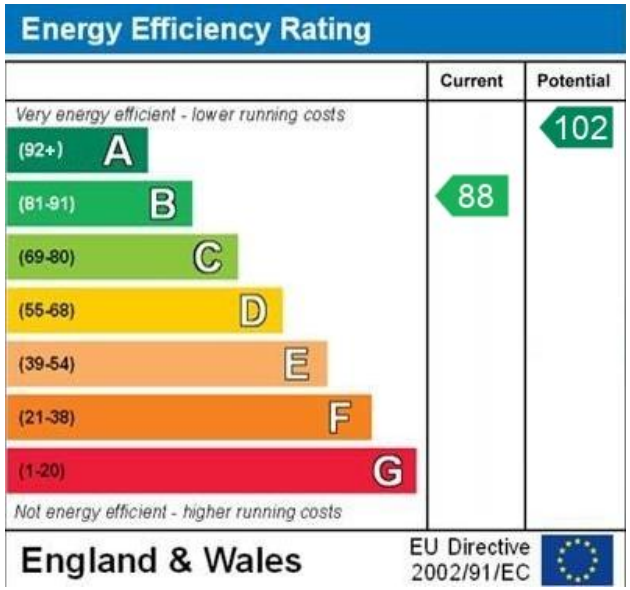
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360





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