



11 Rectory Road, Swanton Morley

Dereham



Minors & Brady

11 Rectory Road

Swanton Morley, Dereham

Imagine stepping into a home where light fills every room, spaces flow effortlessly, and the Norfolk countryside is never far from view. This exquisite detached residence in Swanton Morley offers exactly that, a perfect balance of contemporary comfort and timeless elegance. With four generous bedrooms, a stylish open-plan kitchen and dining area, and beautifully maintained gardens, it is a home designed for family life, entertaining, and quiet moments alike. From its striking kerb appeal to its thoughtfully finished interiors, this property invites you to embrace the village lifestyle without compromise.





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- Exquisite detached residence proudly positioned within an enviable location in the Norfolk village of Swanton Morley
- Immaculate condition throughout, showcasing contemporary and quality fittings that can easily adapt to your families preferences and style
- Heart of the home lies within the open-plan kitchen/dining room with French doors that open out to the garden, creating an effortless flow between the indoor and outdoor spaces
- Kitchen is equipped with high-quality cabinetry, a full range of integrated appliances and a functional utility room for laundry appliances
- Sitting room featuring a large front-facing bay-window and Herringbone flooring, inviting relaxation and entertaining
- Four bedrooms offering comfort and privacy, one of which is a master bedroom flaunting built-in wardrobes and a private en-suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and planted beds around the borders
- Kerb appeal with a maintained frontage, a brick-weave driveway providing off-road parking and a detached garage for storage options
- Air source heating system installed
- Short distance to local shops, pubs and scenic dog walks, with a great sense of community within the village



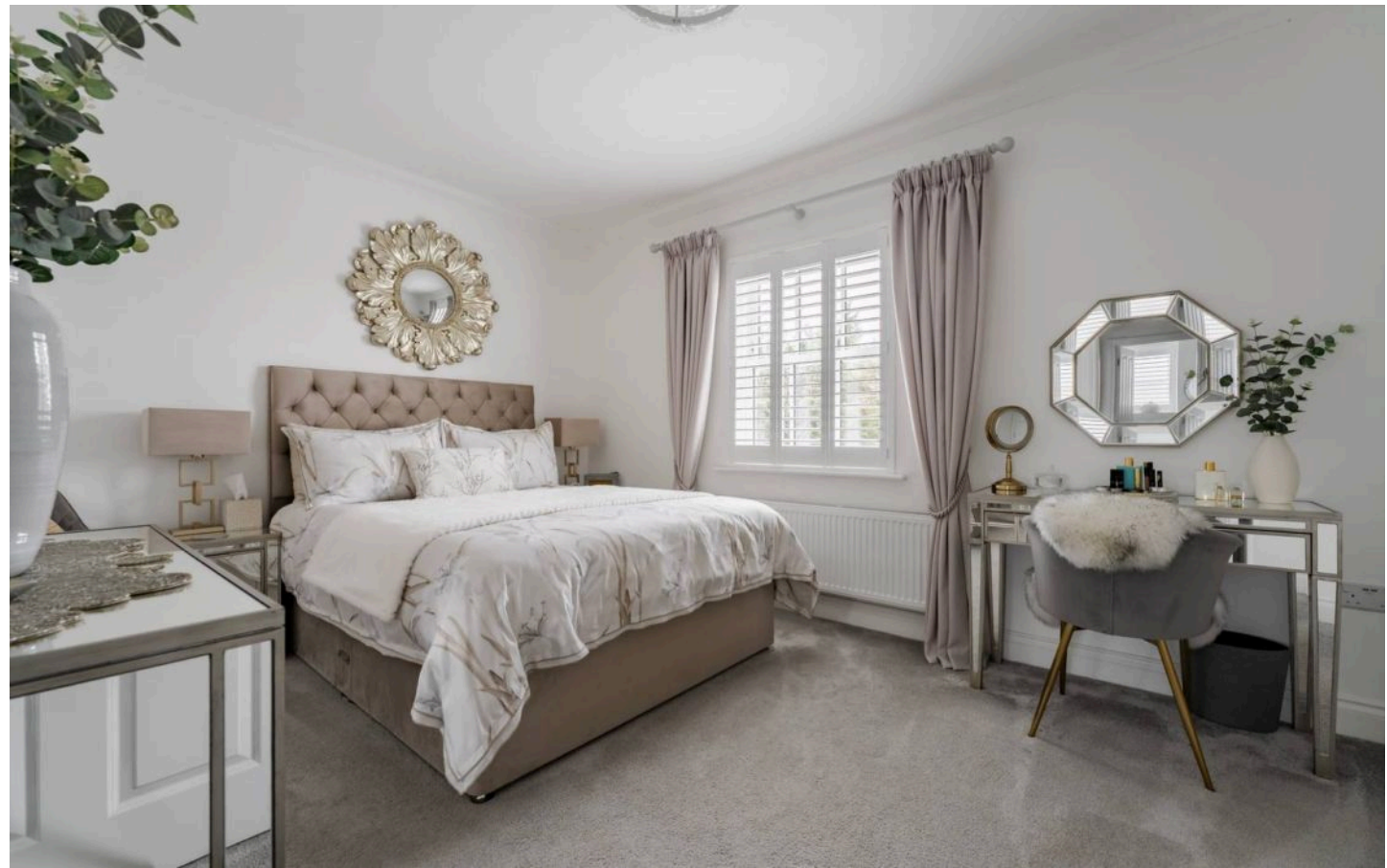
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Location

Rectory Road lies in the heart of Swanton Morley, a Norfolk village known for its strong sense of community and rural character. The road itself is lined with a mix of traditional cottages and modern homes, offering a quiet residential setting with convenient access to village amenities. Within the village, residents have access to a local convenience shop and post office, as well as a butcher and two traditional pubs, which serve as focal points for social life. The village also has Swanton Morley Primary School nearby, making it practical for families, while secondary schools are accessible in the nearby market town of Dereham.

For outdoor pursuits, Rectory Road is close to a network of countryside walks, including paths along the River Wensum and surrounding farmland, offering scenic routes for walking, running, or cycling. The village's location provides a balance between peaceful rural living and accessibility: bus services connect to Dereham and Norwich, while the A47 nearby allows easy travel by car to larger towns or into the city. Day-to-day life combines community-focused amenities, local schooling, and easy access to Norfolk's countryside, making Rectory Road a sought-after location for those who value both village life and convenience.



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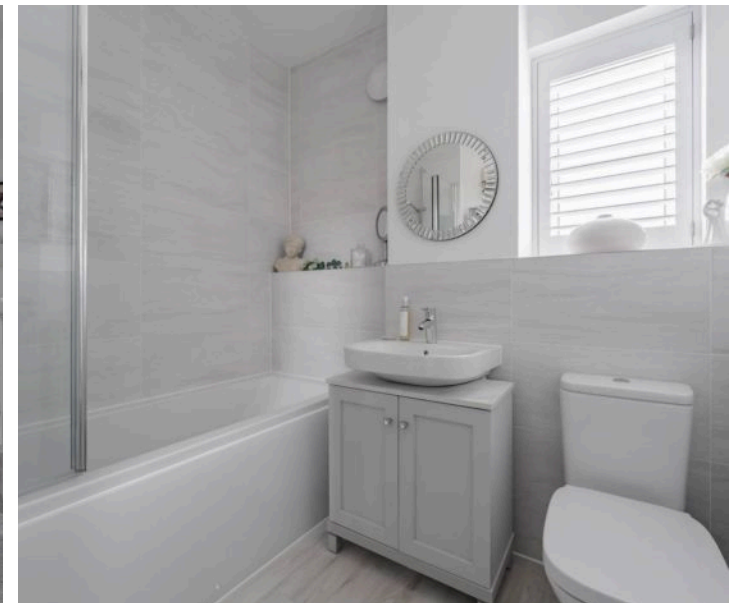
Swanton Morley, Dereham

Commanding an enviable position within the charming village of Swanton Morley, this exceptional detached home makes a striking first impression. A meticulously maintained frontage, brick-weave driveway offering off-road parking, and a detached garage set the stage for a property that balances style, practicality, and understated luxury.

Step through the welcoming entrance hall into an interior that is light, airy, and effortlessly elegant. The sitting room, with its large front-facing bay window and exquisite Herringbone flooring, provides a refined space for relaxation and entertaining, where natural light enhances every detail.

At the heart of the home, the open-plan kitchen and dining area invites connection and conviviality. French doors lead directly to the garden, creating an effortless flow between indoor and outdoor living. The kitchen itself is fitted with high-quality cabinetry, a full suite of integrated appliances, and a thoughtfully designed utility room, offering both style and functionality for modern family life.

Four generously proportioned bedrooms provide calm and privacy, three with built-in storage, including a master suite with fitted wardrobes and a private en-suite. The family bathroom is finished with a contemporary three-piece suite, including a bathtub, a hand wash basin and a toilet.



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Outside, the rear garden is beautifully maintained with a laid to lawn, planted borders, and a patio that invites outdoor dining or quiet moments. The timber storage shed is perfect for storing your gardening equipment. There is side access into the garage, offering the potential to convert, subject to the necessary planning permission.

This home is a rare opportunity to embrace village life without compromising on modern comfort or style. With its refined interiors, flexible living spaces, and a location that blends charm and convenience, it offers an exceptional lifestyle in the heart of Norfolk.

Agents Note

Freehold

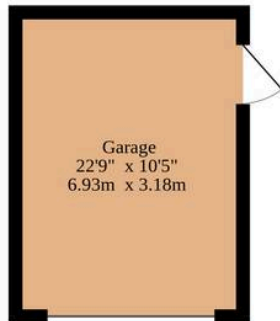
Maintenance fee: £84 p/a.

Air source heating system.

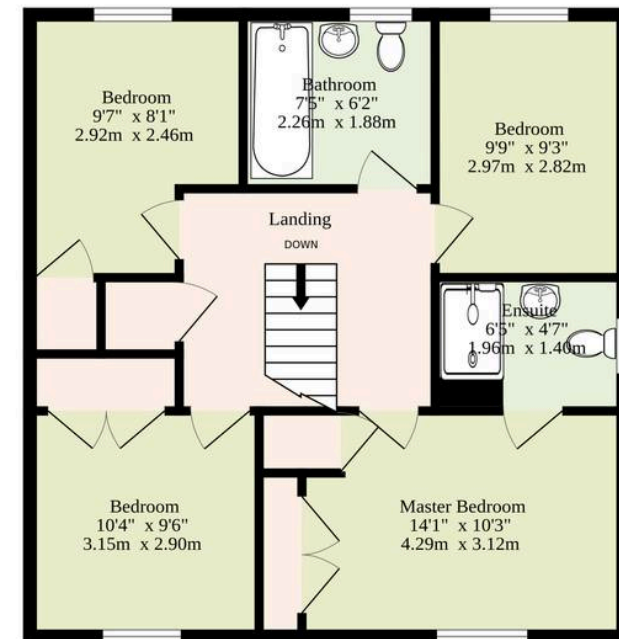


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
975 sq.ft. (90.6 sq.m.) approx.



1st Floor
579 sq.ft. (53.8 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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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