



15 Swanton Road, Dereham

Dereham

Minors & Brady

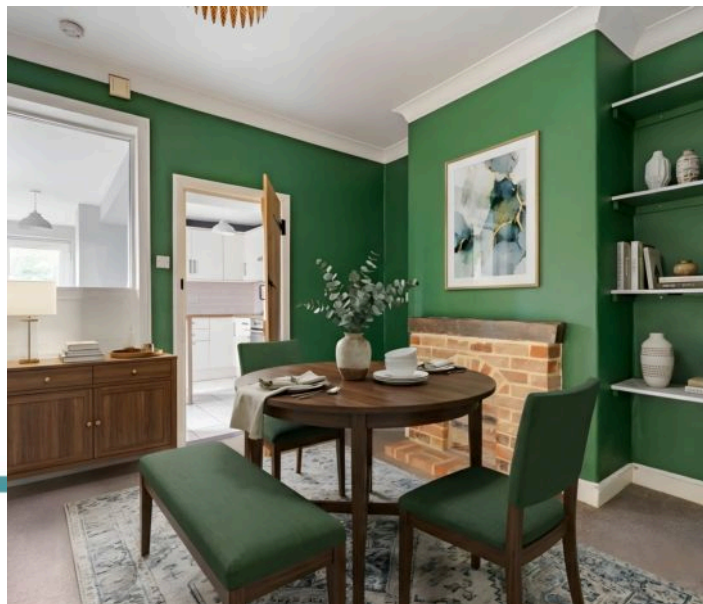


# 15 Swanton Road

## Dereham

Positioned along Swanton Road, this well-presented terraced home offers a practical yet characterful layout, enhanced by generous room proportions and a thoughtfully extended kitchen. The property combines traditional features, including fireplaces in the living room and one bedroom, with useful modern additions such as a utility room and ground-floor WC. Outside, a spacious rear garden with decking, cabin and shed provides flexible outdoor space, while the attractive frontage adds to the home's overall appeal.

- Chain free!
- Two-bedroom terraced home located in the market town of Dereham, a short distance from the town centre
- Two reception rooms with feature fireplaces, inviting relaxation and entertaining
- Extended kitchen equipped with modern cabinetry, an integrated oven, a gas hob, a dishwasher, space for a fridge/freezer, island with a sink and drainer
- Practical utility room and adjoining ground-floor WC
- Two double bedrooms with character features, offering comfort and privacy
- First-floor bathroom comprising of a modern three-piece suite
- A private, well-maintained garden featuring a decked terrace, a laid to lawn, a shingled pathway and a wood store
- Timber cabin with the potential to be converted into a home office, a garden room or an entertainment room
- Close to a wide range of essential amenities





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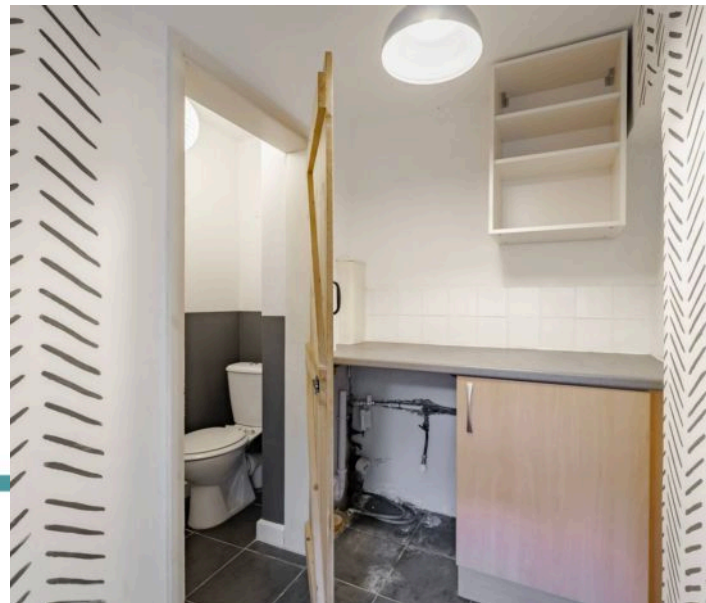
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## Location

Swanton Road is a residential street positioned within the established market town of Dereham, offering convenient access to a wide range of everyday amenities. The town centre provides supermarkets, independent shops, cafés, leisure facilities and essential services, along with primary and secondary schooling.

Dereham benefits from strong road connections via the A47, providing direct routes towards Norwich, King's Lynn and the wider Norfolk area. Public transport links are available locally, with regular bus services connecting the town to surrounding villages and neighbouring centres. The area is well suited to those seeking a balanced setting with local convenience, transport accessibility and a well-supported community environment.



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The ground floor opens into a welcoming living room, comfortably sized and centered around a feature fireplace that adds warmth and character. This space is well proportioned for a range of furniture layouts, offering a relaxed setting for daily use while remaining clearly defined from the rest of the house.

Beyond the living room, the dining room continues the sense of character, with direct access to the understairs storage. Its position between the living space and kitchen allows it to function naturally as a social hub, whether used for dining, working from home or occasional entertaining.

To the rear, the extended kitchen provides a practical and well-organised working environment. Fitted with an integrated gas hob, an oven, a dishwasher, space for a fridge/freezer and an island-style sink unit, the space offers good preparation areas and storage while maintaining a sense of openness. With ample provision for additional counters or freestanding appliances, the extension enhances both usability and natural flow, creating a kitchen that comfortably supports everyday routines.

Adjoining the kitchen, the utility room adds valuable functionality, keeping laundry and household tasks neatly separated from the main living areas. A ground-floor WC is positioned alongside, improving day-to-day convenience and practicality for any guests.



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Upstairs, the first floor offers two well-sized bedrooms, both capable of accommodating full bedroom furniture with ease. The main bedroom provides a comfortable principal space, benefitting from a fireplace and built-in cupboards, while the second bedroom remains generous, lending itself well to use as a guest room, home office or additional sleeping accommodation.

The bathroom is positioned to serve both bedrooms and is fitted with a bath and showerhead, wash basin and WC. Its layout is straightforward and functional, offering a space that is easy to maintain while meeting everyday household needs.

Outside, the private rear garden has been thoughtfully maintained and arranged to suit a variety of uses. A decked terrace provides space for outdoor dining, while the lawn is bordered by a shingled pathway leading to a wood store. At the far end of the garden sits a timber cabin, offering excellent potential to create a home office, garden room or dedicated entertainment space, depending on lifestyle needs.

### Agents Note

Freehold.

Council Tax Band: A

Connected to mains gas, water, electricity and drainage.

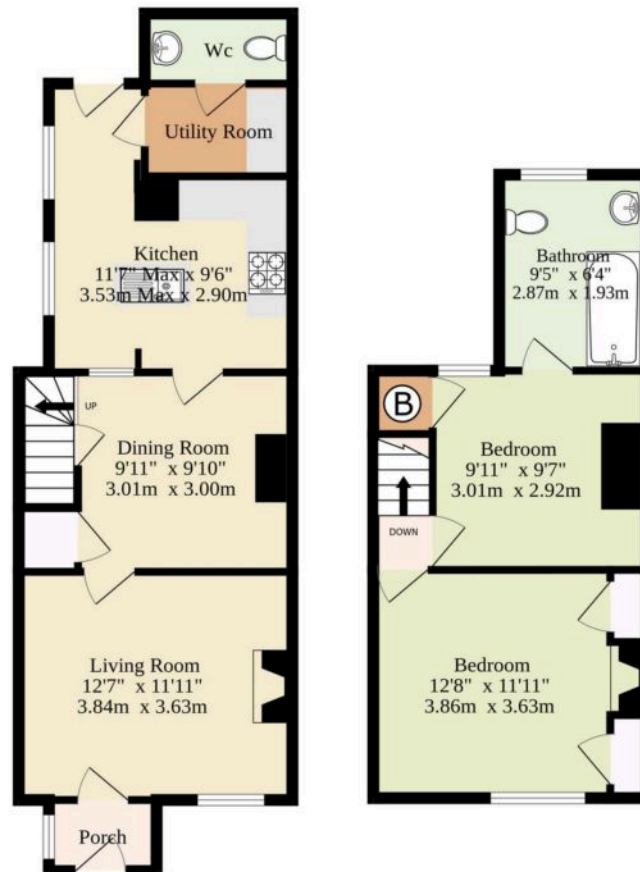
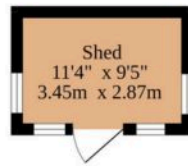
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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Ground Floor  
506 sq.ft. (47.0 sq.m.) approx.

1st Floor  
299 sq.ft. (27.8 sq.m.) approx.



Total Sqft Includes The Storage Shed

TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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