



7 Rectory Road, Swanton Morley

Dereham



Guide Price  
Minors & Brady

## 7 Rectory Road

Swanton Morley, Dereham

Introducing this immaculately presented 4-bedroom detached house, built in 2022 by Hopkins Homes, which offers a peaceful retreat for families looking to settle in the heart of West Norfolk. With its modern design, efficient heating system, and high-quality finishes throughout, this charming detached family home is sure to appeal to renters looking to establish themselves in a sought-after area of Swanton Morley.

- Immaculate 4-bedroom detached home (built 2022 by Hopkins Homes)
- Peaceful village setting in the heart of Swanton Morley
- Stylish sitting room with inset log burner
- Contemporary open-plan kitchen & dining space with integrated appliances
- Dedicated home office/study – ideal for remote working
- Four spacious bedrooms with fitted wardrobes
- Principal bedroom with modern en-suite
- Well-appointed family bathroom + ground floor cloakroom
- Garage & private driveway with ample parking
- Energy-efficient modern build with quality finishes throughout and underfloor heating



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# 7 Rectory Road

## Swanton Morley, Dereham

### Location

Set in the heart of Swanton Morley, this property enjoys a well-connected yet distinctly rural location, offering the best of both convenience and countryside living. This picturesque Norfolk village is steeped in history, with the impressive 14th-century All Saints' Church standing proudly at its centre. Beyond its heritage charm, Swanton Morley is a vibrant and active community with a great selection of local amenities and easy access to nearby towns.

The village itself is home to a local shop and post office, a well-regarded butchers and delicatessen, a children's nursery, and a primary school—all within easy reach. Day-to-day needs are well covered with a doctors' surgery, garage, and other essential services that support a relaxed and convenient lifestyle. Hosting everything from theatre productions and quiz nights to seasonal fairs and fireworks displays, it's also the proud home ground of Swanton Morley FC.

Dining and socialising are well catered for too, with a popular village pub offering food, drinks, and a friendly atmosphere, alongside a regular line-up of events from live music to charity evenings. The nearby bowls and cricket clubs further bring the community together—matches often ending with a post-game gathering at the pub.

For commuters, Norwich lies approximately 17 miles to the east (around 30–35 minutes by car), providing access to mainline rail services, cultural attractions, and extensive retail and dining options. The North Norfolk coast can also be reached in under 40 minutes, making Swanton Morley an ideal base for those seeking a peaceful village setting without compromising on convenience or connectivity.



## Rectory Road

Approached through a spacious entrance hall, the ground floor of this family home features a sitting room with an inset log burner as its central feature, providing a cosy atmosphere for relaxing evenings.

The open plan layout seamlessly connects the sitting room to the modern kitchen and dining area, complete with integrated appliances and ample storage space. Additionally, the ground floor includes a study and a convenient cloakroom.

Upstairs, you will find four generously proportioned bedrooms flooded with natural light. The principal bedroom benefits from double-fitted wardrobes and an en-suite shower room, while bedrooms two and three also enjoy the luxury of fitted wardrobes. The family bathroom serves the remaining bedrooms, offering both style and functionality.

Externally, the property boasts a beautifully maintained rear garden that is sure to impress any green-fingered enthusiast. A large terrace adjacent to the sitting room and kitchen provides the perfect setting for outdoor dining, with the remainder of the garden laid to lawn and enclosed by panel fencing.

The property also benefits from a double garage and a private driveway, offering ample off-road parking space for multiple vehicles.

### Agents Note

Please note that the current tenants are due to vacate in July 2026, and any sale would need to complete after this date.

Maintenance: £60 paid annually/approx.



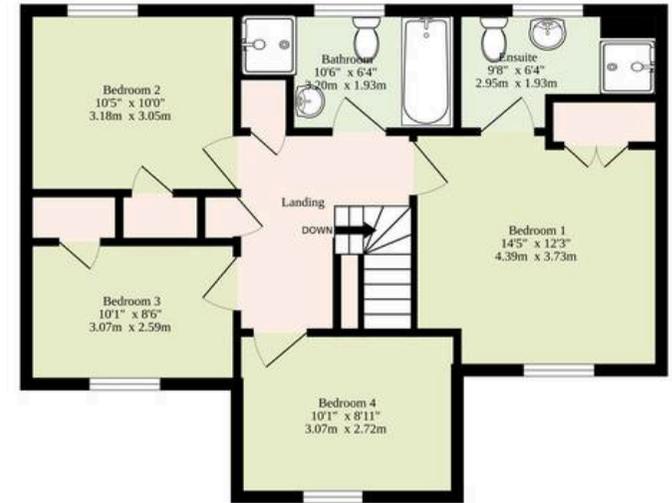
Garage  
229 sq.ft. (20.4 sq.m.) approx.



Ground Floor  
691 sq.ft. (64.2 sq.m.) approx.



1st Floor  
678 sq.ft. (63.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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