



5 Swanton Avenue, Dereham

Dereham



Minors & Brady

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Dereham

A superb opportunity to acquire a spacious home in a peaceful yet highly convenient Dereham setting. This well-proportioned three-bedroom terrace offers generous and flexible accommodation, ideal for modern day living. The standout open-plan living and dining area provides a bright and welcoming space, enhanced by a large bay window that fills the room with natural light. The layout flows effortlessly, creating a practical environment for both relaxing and entertaining. Outside, a notably large rear garden offers excellent space for families, outdoor dining, or simply enjoying the setting. Combining quiet surroundings with easy access to the town centre and local amenities, this home presents a well-balanced and appealing package.

- Spacious three-bedroom terraced home set within a quiet residential location
- Bright and airy open-plan living and dining area, ideal for both relaxing and entertaining
- Large bay-fronted window allowing for an abundance of natural light throughout the main living space
- Well-arranged kitchen offering practical workspace and ample storage for everyday use
- Three well-proportioned bedrooms providing flexibility for families, guests, or home working
- Generous rear garden offering excellent outdoor space for leisure, play, or further landscaping
- Off-road parking to the front, adding convenience and ease for homeowners and visitors
- Positioned within easy walking distance of Dereham town centre and local amenities





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The Location

This location places you in a surprisingly quiet setting, set back from the road. The current owner notes that it often feels far removed from the hustle of town life, while still enjoying the convenience of everything being close at hand.

Dereham itself is a well-established and popular market town, known for offering a strong balance between everyday convenience and a welcoming community feel. A wide range of amenities are easily accessible, including supermarkets, independent shops, cafés, and essential services, creating a practical and well-served environment for day-to-day living.

The town also benefits from a selection of leisure facilities, including a leisure centre, local parks, and green spaces, providing opportunities to stay active or simply enjoy time outdoors. Dereham has a long-standing history as a traditional market town, which is still reflected in its character and local offering.

For those needing to travel further afield, the area is well connected, with regular bus routes running through the town and easy access to the A47, making journeys to Norwich and neighbouring towns straightforward. Norwich itself offers an extensive range of shopping, dining, and cultural opportunities, all within comfortable driving distance.

Families are well catered for, with a range of nearby schooling options and community amenities supporting a variety of lifestyles. Medical facilities, including doctors' surgeries and other essential services, are also readily available, adding to the overall practicality of the location.



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Swanton Avenue, Dereham

Situated within a quiet and established residential setting in Dereham, this spacious three-bedroom terraced home offers well-balanced accommodation ideally suited to modern living. With a practical layout and generous proportions throughout, the property presents an excellent opportunity for a range of buyers, from families to those seeking convenient access to the town centre and local amenities.

The ground floor is particularly impressive, featuring a large open-plan living and dining area that creates a bright and welcoming space. Designed with both comfort and functionality in mind, this area lends itself perfectly to everyday family life as well as entertaining, with a natural flow that enhances the sense of space.

A prominent bay-fronted window allows an abundance of natural light to pour in, further elevating the airy feel of the room. The kitchen is well-positioned and offers ample storage and workspace, making it both practical and easy to use on a day-to-day basis.

Upstairs, the property continues to offer comfortable living with three well-proportioned bedrooms, each providing flexibility for a variety of uses, whether as sleeping accommodation, guest space or a home office. The layout ensures that each room is easily accessible from the landing, contributing to the overall functionality of the home.



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Externally, the property benefits from a notably generous rear garden, providing a wonderful outdoor space that is perfect for families, gardening enthusiasts, or those who simply enjoy spending time outside. There is ample room for seating areas, play space, or further landscaping, allowing the garden to be tailored to individual preferences. To the front, off-road parking adds further convenience, completing the practical appeal of the property.

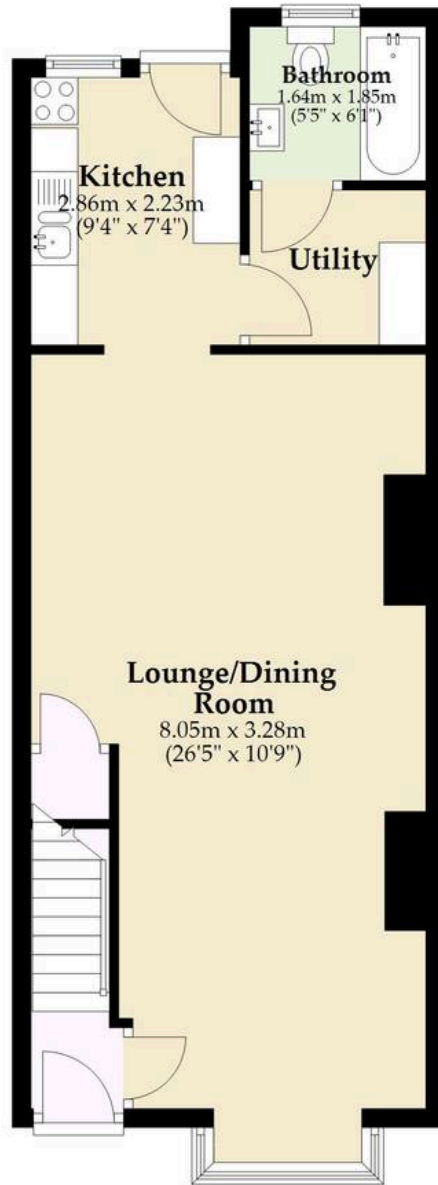
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



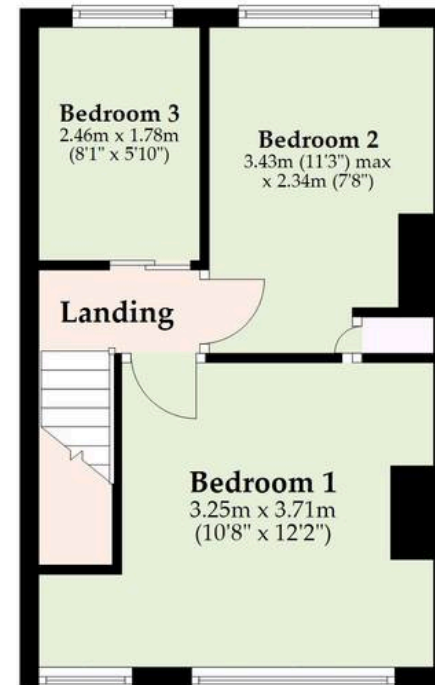
Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 77.1 sq. metres (830.3 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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