



14 Middleton Avenue, Swanton Morley

Minors & Brady



14 Middleton Avenue

Swanton Morley, Dereham

Enjoying a pleasant position within the well-served village of Swanton Morley, this well-presented mid-terrace home offers bright, versatile accommodation designed for modern living. Ideal for first-time buyers and families, the property features a spacious L-shaped sitting and dining room, a well-equipped kitchen, three comfortable bedrooms and a beautifully maintained rear garden. Ready to move straight into, yet offering the opportunity to personalise over time, this is a home perfectly suited to those seeking space, convenience and a strong sense of village community.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

The vendor has made us aware that there is on-street parking (Minors & Brady are unable to verify this information).



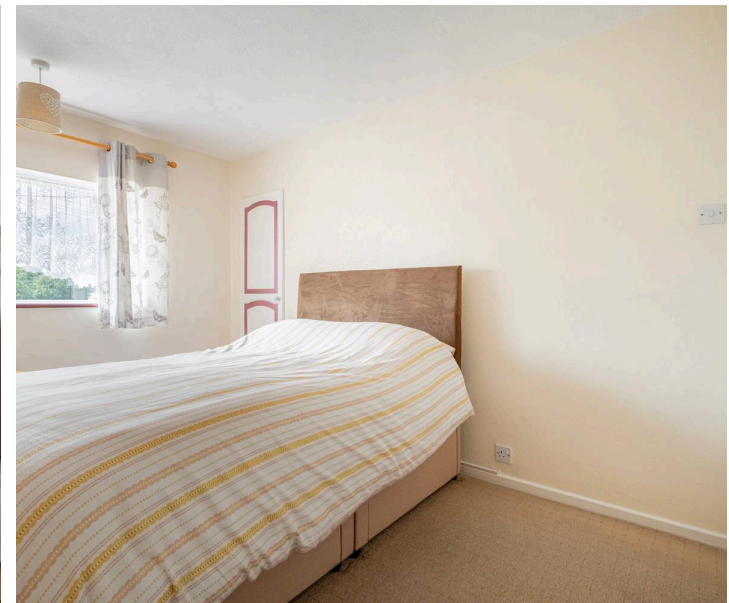
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Swanton Morley, Dereham

- Mid-terrace residence positioned down a residential road in the Norfolk village of Swanton Morley
- Suitable choice for first-time buyers or families, looking for a well-presented home in a desirable location
- Light and airy accommodation that can easily adapt to your own lifestyle preferences and interior style
- L-shaped living/dining room with a focal point of a feature fireplace and French doors that open out to the garden, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, an integrated oven, areas for your own appliances and a breakfast bar unit
- Functional utility room for laundry goods and additional storage space
- Three bedrooms offering comfort and privacy
- Shower room comprising of a modern two-piece suite, with a separate WC for convenience
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn, planted beds and a timber storage shed
- Easy access to the market town of Dereham, as well as a short drive to the vibrant city of Norwich



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Middleton Avenue

Positioned along a residential road within the sought-after Norfolk village of Swanton Morley, this well-presented mid-terrace home offers bright, adaptable accommodation ideal for first-time buyers, young families or those looking to enjoy village living within a welcoming community. Well maintained throughout, the property provides a practical layout with generous living spaces, plenty of natural light and a garden designed for everyday enjoyment.

A welcoming entrance hall gives access to the accommodation and sets the tone for the home beyond. The principal reception space is an impressive L-shaped sitting and dining room, providing clearly defined areas for relaxing, dining and entertaining. A feature fireplace serves as an attractive focal point, while French doors open directly onto the garden, extending the living space outdoors and filling the room with daylight throughout the day.

The kitchen is fitted with a range of cabinetry offering ample storage and preparation space, complemented by an integrated oven, dedicated areas for further appliances and a useful breakfast bar for informal dining. Beyond the kitchen, a practical utility room provides space for laundry appliances, household essentials and additional storage, helping to keep the main living areas organised.





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Upstairs, three well-proportioned bedrooms offer flexibility to suit a variety of requirements, whether for family living, guest accommodation or home working. The shower room is appointed with a modern two-piece suite, while a separate WC adds convenience for busy households.

Outside, the rear garden has been carefully maintained and provides an attractive setting to enjoy throughout the seasons. A paved patio creates the perfect space for outdoor dining, morning coffee or entertaining family and friends, while the lawn is complemented by established planted beds that add colour and texture. A timber storage shed provides useful storage for gardening equipment and outdoor essentials.

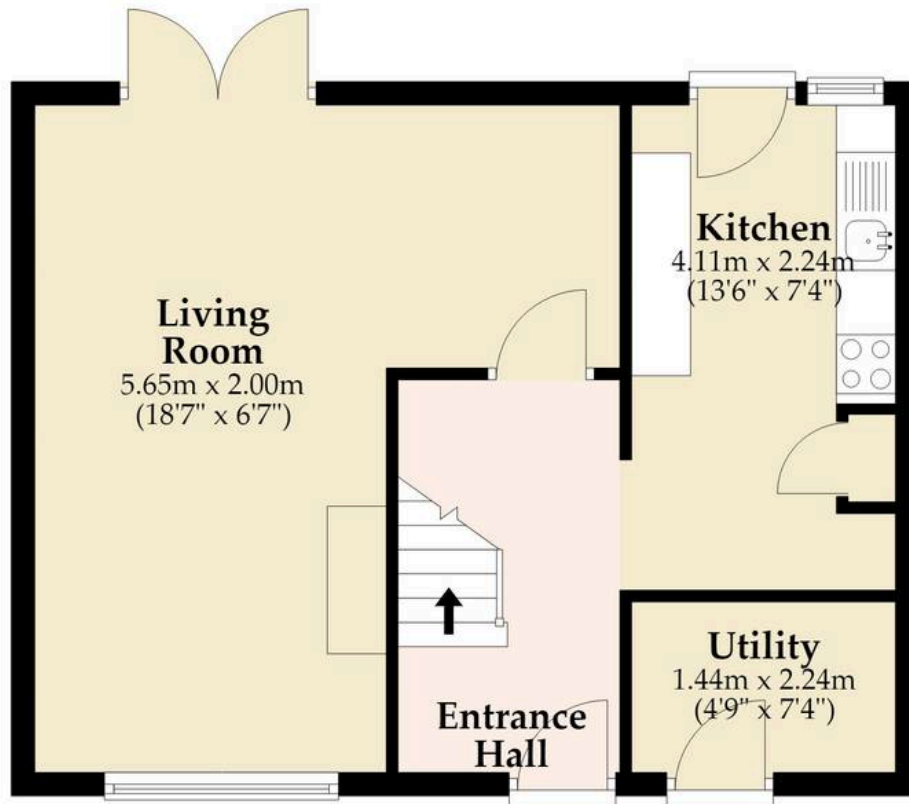
This appealing home offers the best of village living, with comfortable accommodation, practical features and outdoor space to enjoy. Situated within a well-regarded Norfolk village with a strong sense of community and access to local amenities, it presents an excellent opportunity for buyers seeking a home that is ready to move into whilst still offering scope to make it their own over time.



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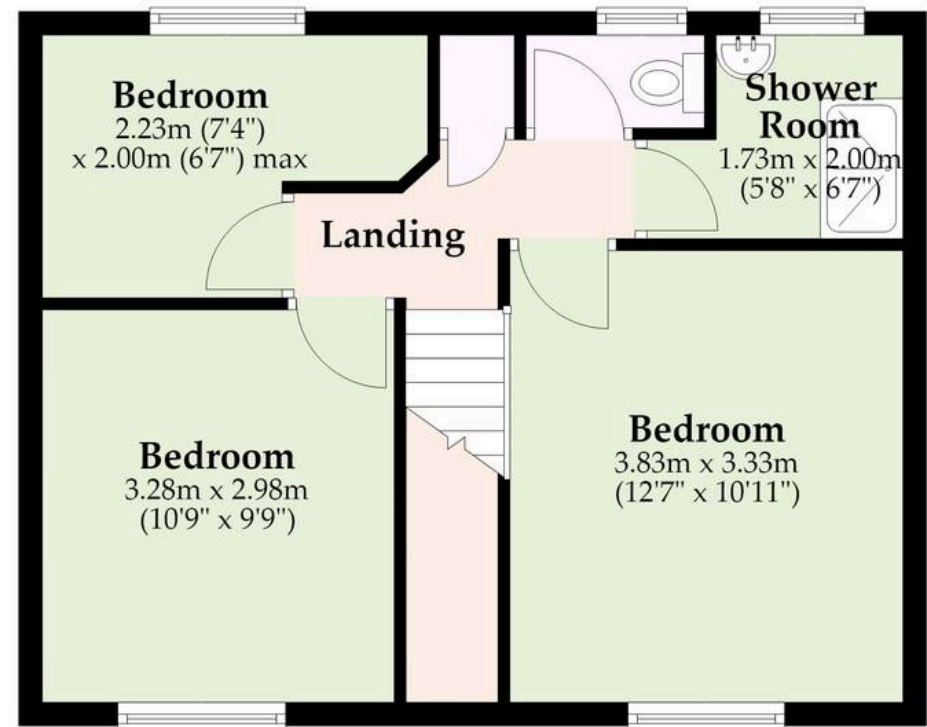
Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 82.3 sq. metres (886.3 sq. feet)

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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.

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