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Gambit, The Street, Swanton Abbott, Norfolk, NR10 5DU

Gambit is an ideal family home, with a fabulous garden perfectly suited for those that love the outdoors. It is nestled in the picturesque village of Swanton Abbott, which rests almost equidistantly between the popular Norfolk coastline and the historic city of Norwich. Local amenities including schooling, supermarkets and leisure facilities can be found in the nearby towns of Aylsham, North Walsham and Coltishall.

Set back from the road, the property is approached over a shingle driveway, providing ample off-road parking and access to a garage. To the side, a gate leads to the rear, where a paved sun terrace, ideal for alfresco dining, extends away to beautifully landscaped south east facing shaded gardens. A neatly maintained lawn bordered by mature planting, leads to a vegetable garden with raised beds and a substantial green house and a timber storage shed.

Well-presented throughout, an entrance at the side of the property leads into a hallway where separate internal doors provide access to a generous utility cloakroom and a kitchen. To the rear of the property, there is a welcoming open plan lounge dining room with feature fireplace and bi-folding doors that provides views and access to the gardens. To the first floor, a family bathroom and three bedrooms, complete the accommodation.

This family home is further complemented by its location, nearby to Skeyton and Swanton Abbott churches, less than half a mile to the Community Primary School and village hall and just ten miles to the north Norfolk sandy shoreline at Mundesley or Walcott.



Link
Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

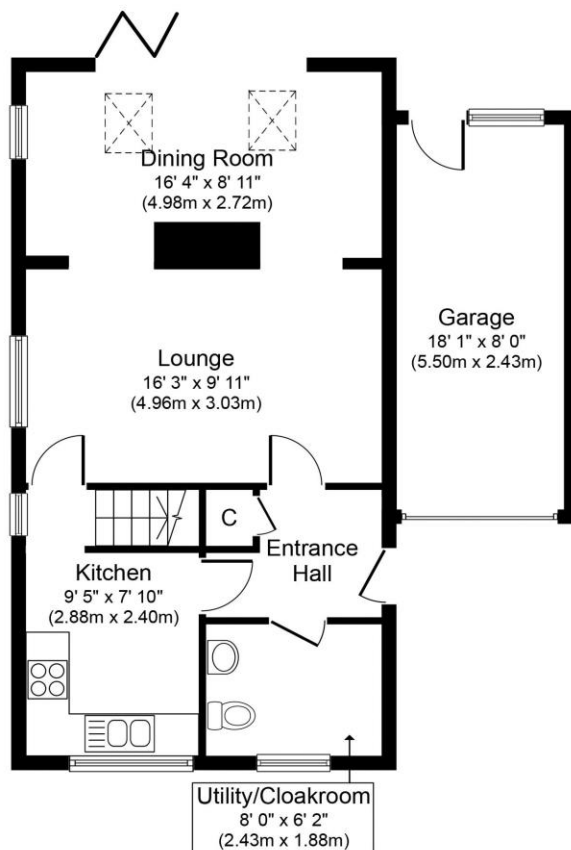


Off-Road
Parking

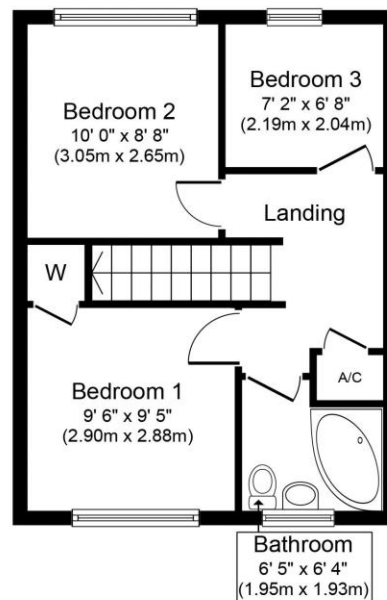


Garage





Ground Floor
Approximate Floor Area
520 sq. ft.
(48.3 sq. m.)



First Floor
Approximate Floor Area
370 sq. ft.
(34.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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