



Swafield Street, Norwich - NR5 9EA



Swafield Street

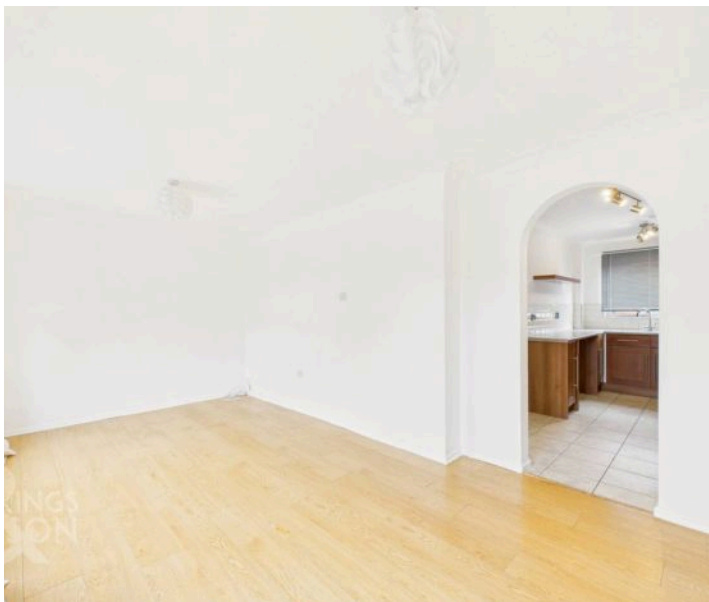
Norwich

NO CHAIN. Situated in a tucked away section of this popular street with communal OFF ROAD PARKING to the front of the home, this MID-TERRACE HOUSE sits just a moments walk from a range of local amenities as well as local public transport links and schools. The main living space comes in the form of a 17' SITTING ROOM with all uPVC double glazed windows accessed from the fully fitted kitchen featuring an array of storage. A total of THREE BEDROOMS are accessed from the central landing with a FOUR PIECE FAMILY BATHROOM paired with an additional ground floor SHOWER ROOM and WC. The rear garden is all FULLY ENCLOSED in a low maintenance condition with timber storage shed and rear access gate tucked in the corner.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain
- Mid-Terrace House
- 17' Sitting Room Backing Onto Rear Garden
- Fitted Kitchen With Ample Storage
- Three Bedrooms
- Separate Four Piece Bathroom & Ground Floor Shower Room
- Fully Enclosed Rear Garden
- Off Road Parking

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a short drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

SETTING THE SCENE

The property is tucked away from the main section of the street where a opening comes to a communal car park with spaces outside the front of the home.



THE GRAND TOUR

Once inside, a well proportioned entrance lobby is the first place to greet you with storage and utilities cupboard immediately to your right. Slightly further down the hallway the modified ground floor shower room can be found where all tiled flooring is accompanied by a frosted glass window and toilet as well as a corner electric shower and further vanity storage. Just beyond this space a generously sized under the stairs storage area can be found with stairs to the first floor and access to the main living accommodation on the remainder of the ground floor. Initially through an open archway, the kitchen is the first place to greet you with a wide array of wall and base mounted storage units set around tiled splashbacks leaving more than enough room for freestanding appliances with plumbing for further white goods and inset chrome sink. Through a second open archway the free flowing ground floor continues to offer a 17' sitting room laid with all hard wearing wooden effect flooring and neat neutral décor partnered with large uPVC double glazed window and glass panelled rear door allowing natural light to fill the space. Due to its size, a potential choice of layouts can be had here with the option to include a dining or breakfast table if desired.

The first floor landing splits to allow access into all three of the bedrooms as well as four piece family bathroom and loft space with ladder access. The smaller of the bedrooms overlooks the very front of the property and is laid with all carpeted flooring, this room would make the ideal larger single bedroom, nursery or potential home office with the added addition of a built in storage wardrobe. The second bedroom is located just behind this with a rear facing aspect, this room could accommodate a double bed with additional storage solutions and much like the rest of the home benefits from a neat and neutral décor. The larger of the double bedrooms sits just next door with a multitude of built in storage spaces, this room is perfect for a double bed and additional soft furnishings with views overlooking the rear garden.

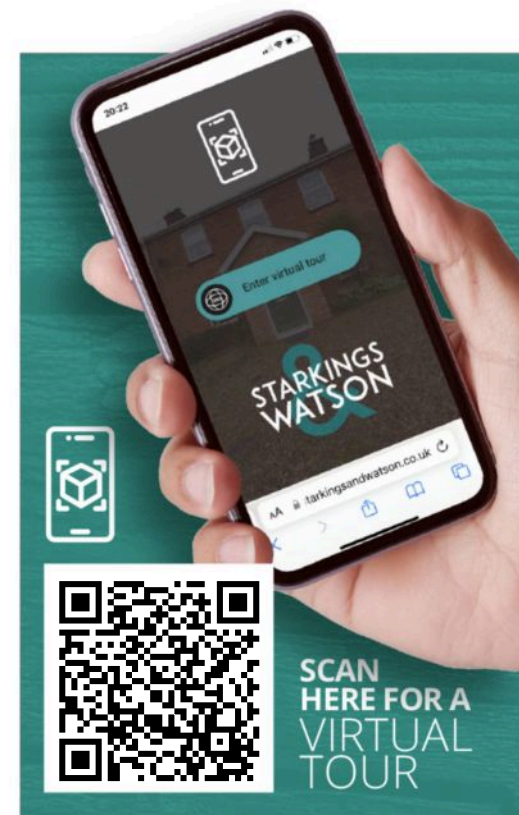
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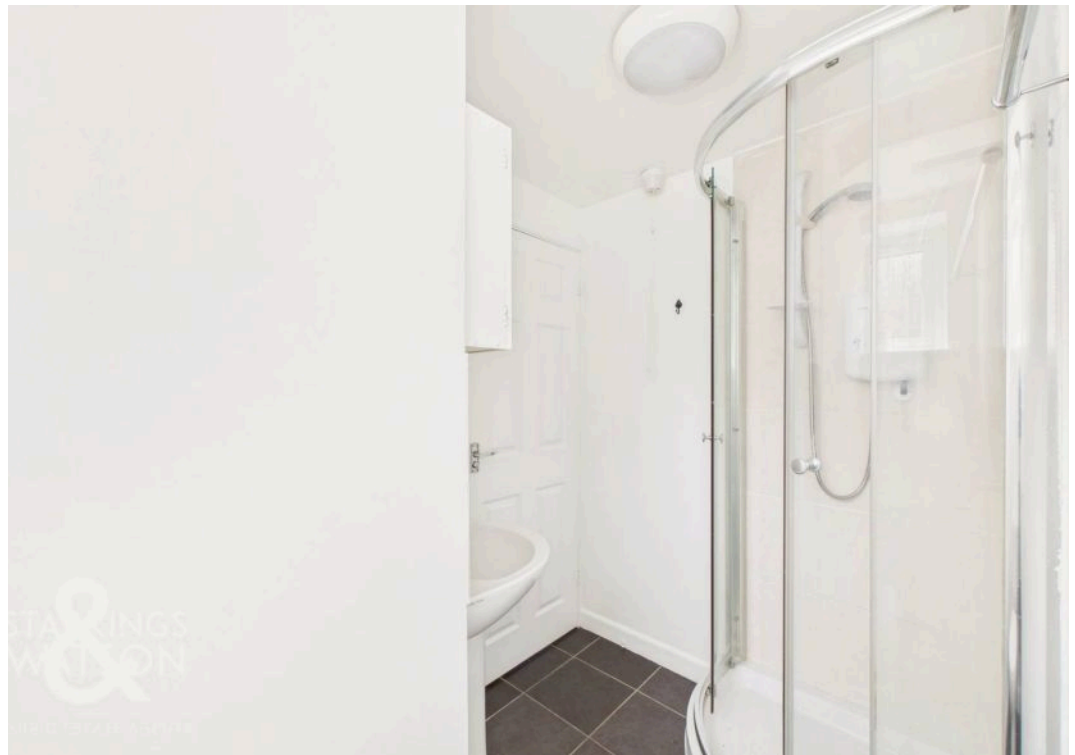
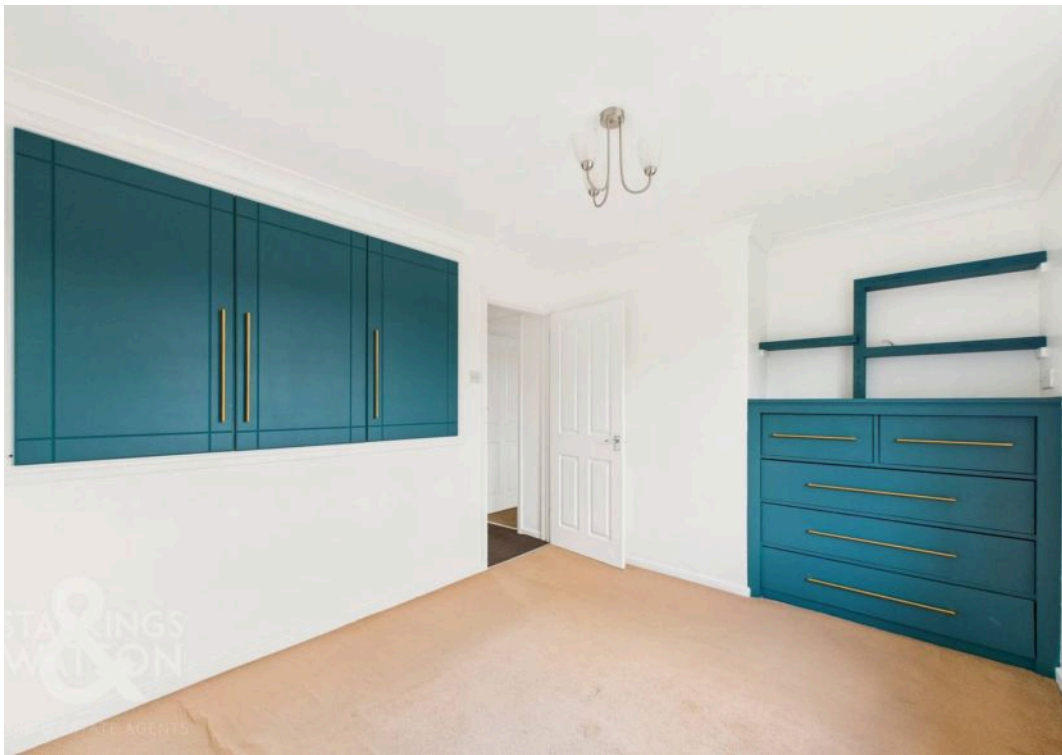
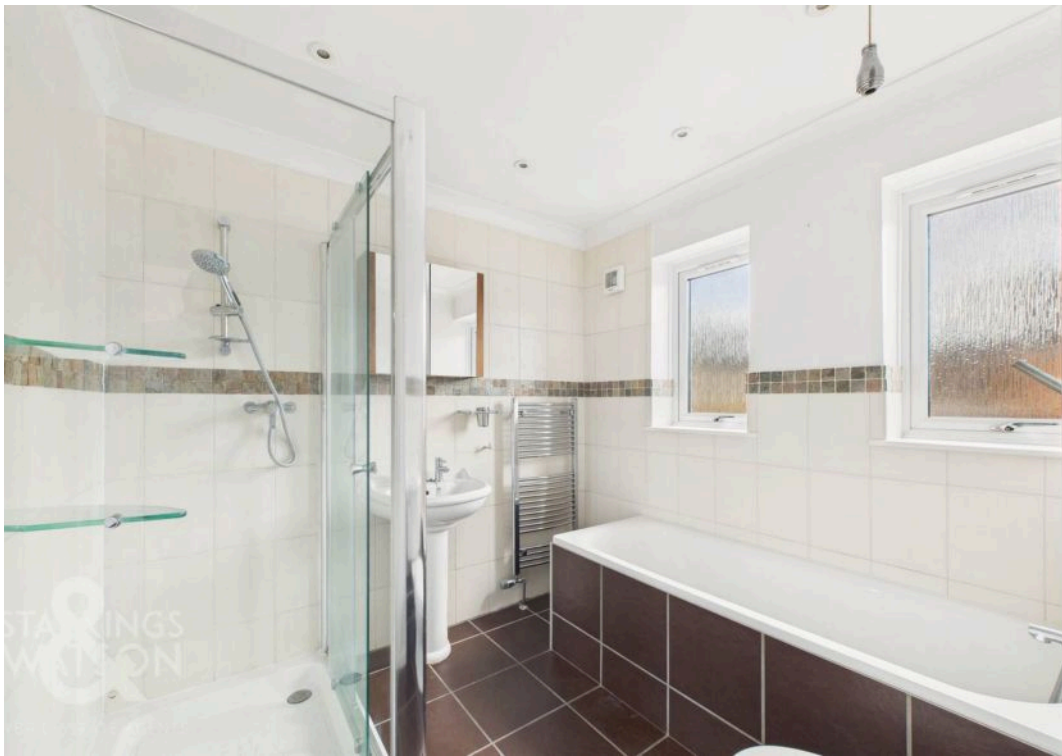
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What3Words : ///homes.baked.taps

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



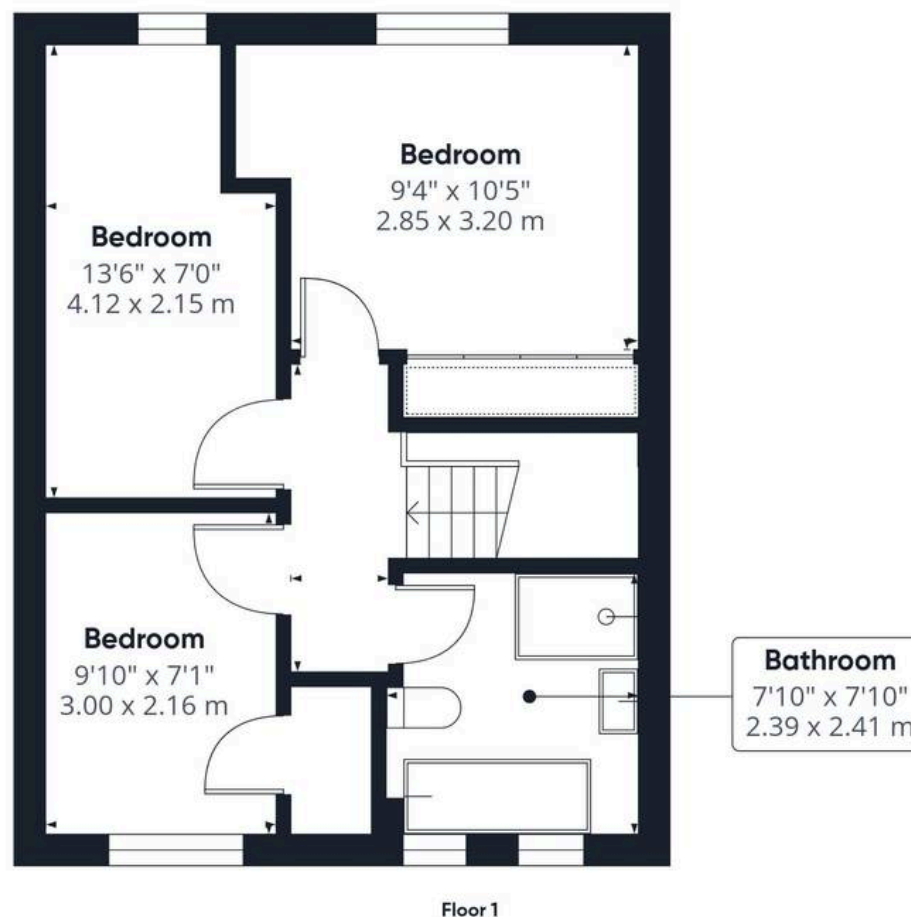
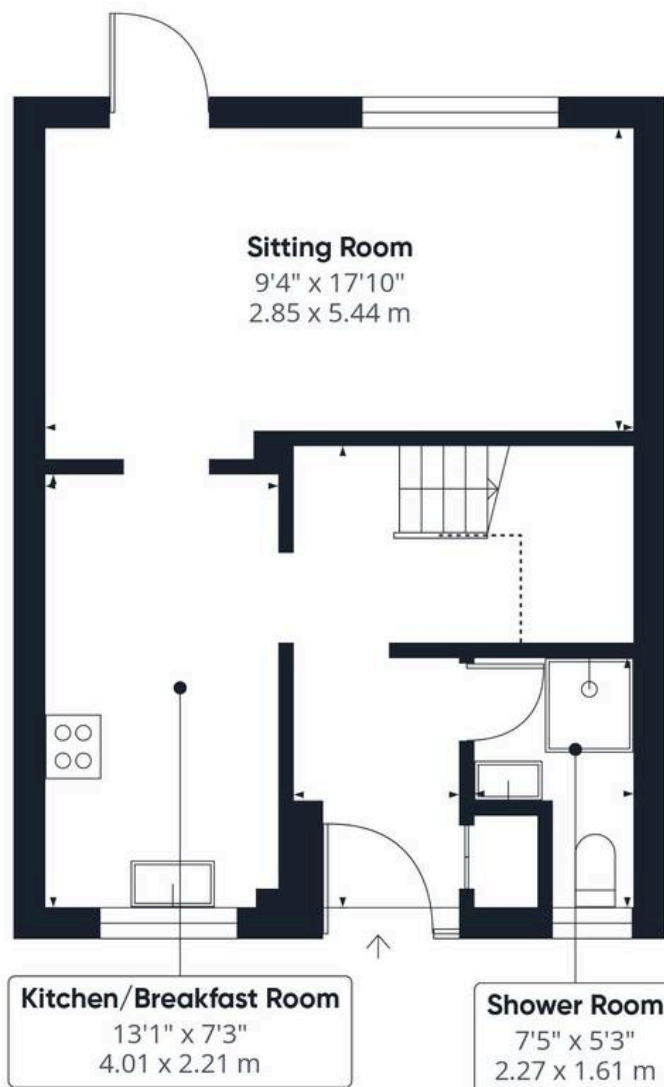




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the rear with timber panel fencing initially offering a flagstone patio perfectly positioned to make the most of the summer sunshine. With a manageable lawn space and planting borders, timber panels with timber sheds. There is potential to use the rear access gates taking you towards the side of the property.





Approximate total area⁽¹⁾

781 ft²

72.6 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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