



Swafield Street, Norwich - NR5 9EA



Swafield Street

Norwich

NO CHAIN. Situated in a quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE is well presented throughout making an IDEAL FIRST TIME BUY. Step inside to find a spacious HALLWAY ENTRANCE with an adjacent three piece SHOWER ROOM and INTERGAL STORAGE. Opening to the KITCHEN, you will find INTEGRATED APPLIANCES and a seamless flow to the 20' OPEN PLAN SITTING and DINING ROOM, perfect for relaxing or entertaining. FRENCH DOORS flood the space with natural light and open to the CONSERVATORY, uPVC double glazed throughout offering views into the garden. Heading upstairs THREE BEDROOMS open from the landing with the MAIN BEDROOM offering generous BUILT-IN WARDROBES. Usefully located is a further three piece FAMILY BATHROOM. Externally, ample unallocated parking is available, this property also boasts PRIVATE and ENCLOSED front and rear GARDENS with outdoor storage at the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached House
- Ideal First Time Buy
- 20' Open Plan Sitting/ Dining Room with Conservatory
- Three Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Private & Enclosed Front & Rear Gardens
- Great Location Close to the City Centre, UEA and Hospital

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 10 minute 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

Set back from the road located at the end of this quiet cul-de-sac, gated access leads to the enclosed frontage, laid to patio for ease of maintenance with a brick built outdoor storage space. The main entrance can be found at the front of the property with an open porch above.



THE GRAND TOUR

Stepping inside to the spacious hallway entrance, stairs rise to the first floor with useful storage below and further integral storage by the front door. To the left, the shower room offers a three piece suite with the shower itself being glass enclosed. This space benefits from floor to ceiling tiling, a wall mounted heated towel rail and vanity unit with storage below. To the right from the hall, the kitchen boasts a range of wall and base storage units in an L-shaped configuration additionally benefitting from integrated appliances including a double oven, four burner gas hob and extractor above, undercounter space can be found for further white goods. Moving through the property, the 20' sitting and dining room can be found. Offering carpeted flooring underfoot and plenty of room for formal dining and relaxing making a perfect social space. French doors open to the conservatory, with uPVC double glazing throughout providing usable and versatile space year round.

Heading upstairs to the galleried first floor landing, with carpeted flooring underfoot, a useful airing cupboard can be found to the right, whilst loft access is available above. Doors open to three bedrooms, all of which offering radiators, carpeted flooring and uPVC double glazed windows. The main bedroom and third bedroom benefit from large integrated wardrobe space. Completing the accommodation, the family bathroom can be found to the right from the landing, offering a three piece suite including a bath.

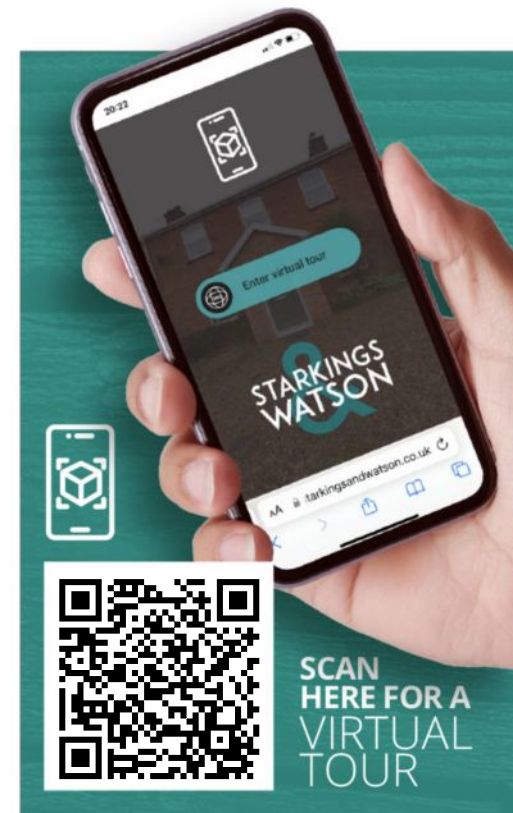
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VITRUAL TOUR

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



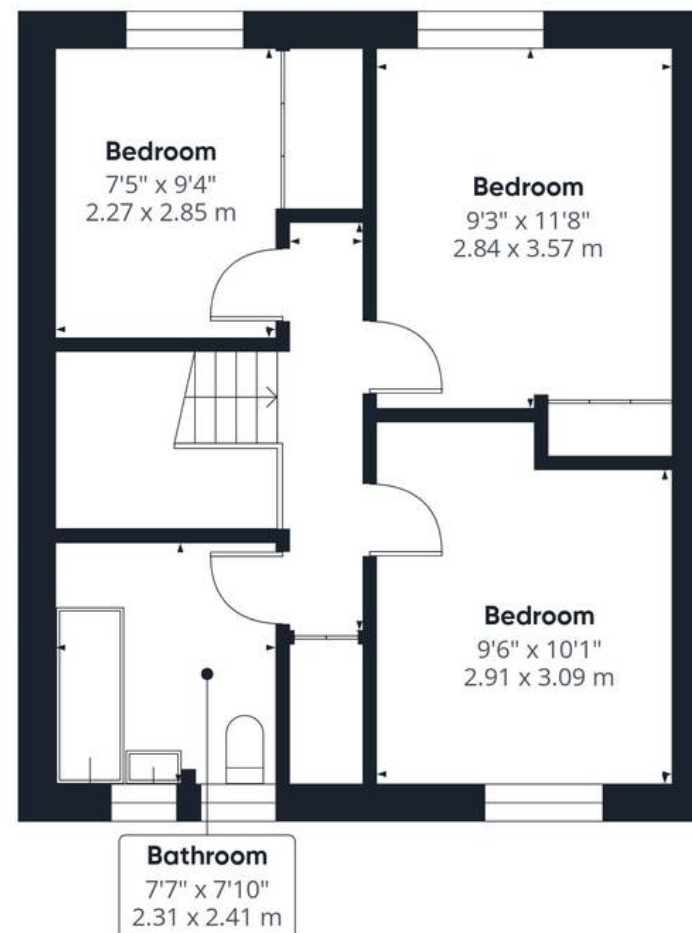




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and enclosed with timber fencing. The garden itself is predominantly laid to lawn with a useful shed for storage at the end, next to a wooden latch and brace gate opening to the road. Additionally, decking can be found to the right offering a perfect space for outdoor seating to enjoy the summer months.





Approximate total area⁽¹⁾

947 ft²

88.1 m²

Reduced headroom

3 ft²

0.3 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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