

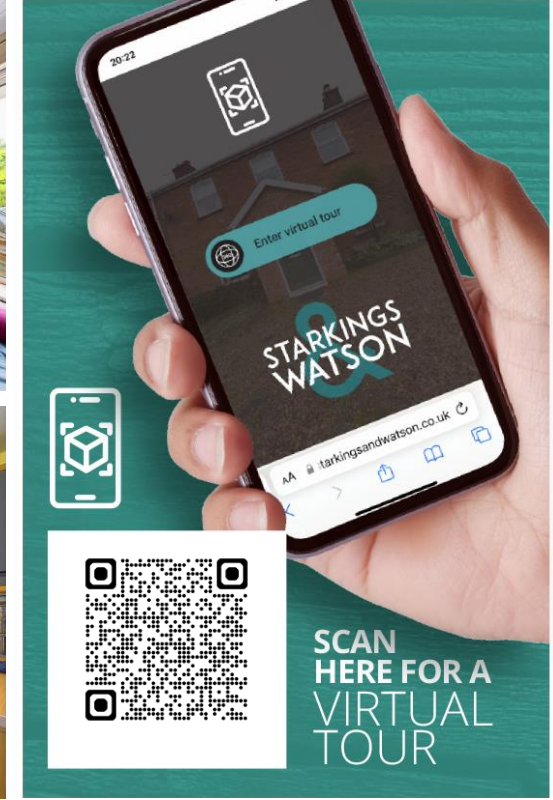
BRIAR LANE

# Swainsthorpe, Norwich NR14 8PX

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Tucked Away & Private Setting
- Detached Bungalow with Potential
- Ample Parking & Outbuildings
- Kitchen & Separate Utility Room
- Sitting Room with Garden Views
- Three Bedrooms
- Private Wrap Around Gardens
- Field Views to Rear

#### IN SUMMARY

Tucked away off the A140 on the edge of Norwich, a plot of 0.40 ACRES (stms) is home to this 1060 Sq. ft (stms) DETACHED BUNGALOW - offering HUGE POTENTIAL. With AMPLE PARKING and a LARGE WORKSHOP/STORAGE BUILDING, the property has been maintained over the years, including a replacement OIL fired CENTRAL HEATING BOILER in 2021. The accommodation is entered via the UTILITY ROOM, where a 14' KITCHEN/DINING ROOM leads off, in turn leading to the central hall. THREE BEDROOMS are off the hall, with one currently used as a DINING ROOM. The main bedroom is EN SUITE, with a three piece shower room. The FAMILY BATHROOM sits to the front of the property. To the rear, a PORCH LEADS out, whilst the 15' FORMAL SITTING ROOM enjoys garden views, and an adjacent FAMILY ROOM to extend the living space. To the outside, the GARDENS wrap around the bungalow, with FIELD VIEWS to the rear.

#### SETTING THE SCENE

A private driveway leads off Briar Lane, where a shingle driveway provides ample parking, and a timber picket fence leads you to the inside. The workshop building is to your left, whilst the lawned gardens are visible to the front, side and rear, pleasantly tucked away behind mature hedging.

#### THE GRAND TOUR

Heading inside the utility room doubles as a front porch, with a full width work surfaces allowing for a number of white goods. Windows face to two sides, and a door leads you into the main property. The kitchen/dining room is a light and bright space, with a u-shape arrangement of cupboards and storage, topped with a wood effect work surface. There is room for an electric cooker, whilst the oil fired boiler sits to the opposite side. The inner hall is the main route through the property, leading from the kitchen. The family bathroom sits to the front of the bungalow, with a three piece suite, tiled splash backs and window to front. The front bedroom is a comfortable double, with a window to front. The next bedroom offers a window to side, and is currently used as a dining room. At the end of the hall, the main bedroom leads off, with garden views, and a door taking you into an en suite shower room - complete with tiled splash backs. The rear porch also leads off and could be used as a front door. The main living room sits next door to the kitchen, with a garden view to rear, and French doors opening to the family room, with further patio doors to the garden.



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### THE GREAT OUTDOORS

The gardens wrap around the property, mainly laid to grass, with well stocked beds and borders. The rear is split level and enjoys a field view. A small orchard is to one side, nestled behind mature hedging at the main boundaries, with an area of shingle and patio which is ideal for outside entertaining.

### OUT & ABOUT

The popular village of Swainsthorpe, is located between the Cathedral City of Norwich and Newton Flotman. Excellent road links lead to Norwich, approx. 5 miles away, along with the A140 out of the county. The village offers a range of local amenities including a church, The Sugar Beat Restaurant and, play area. Newton Flotman under 2 miles away has a Primary School with an excellent Ofsted report, and a regular bus link to Norwich, Long Stratton and Diss, which also services Swainsthorpe.

### FIND US

Postcode : NR14 8PX

What3Words : ///condition.steadier.liner

### VIRTUAL TOUR

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

### AGENTS NOTE

The driveway, bungalow and gardens are held on separate title deeds, with the physical boundaries differing from those held by land registry. The land is all held within common ownership, and will be transferred as per the boundaries depicted in the photos and on a physical viewing.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
1060.58 ft<sup>2</sup>  
98.53 m<sup>2</sup>

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