



Bobbins Way, Swardeston - NR14 8DT



Bobbins Way

Swardeston, Norwich

Built in 2022, this DETACHED FAMILY HOME offers over 2000 sq. ft (stms) of accommodation, with DOUBLE DRIVEWAY, large DOUBLE GARAGE, built in EV CHARGING and enclosed WALLED SOUTH FACING GARDEN. A TURNKEY property in FANTASTIC condition with NEUTRAL DECOUR and boasting TWO EN SUITE bathrooms. The accommodation comprises a HALLWAY ENTRANCE with DOWNSTAIRS W.C, spacious STUDY with bay window, 22' dual aspect SITTING ROOM, open plan KITCHEN/DINING ROOM and adjacent UTILITY ROOM. The first floor includes the FAMILY BATHROOM with shower and bath, with FOUR DOUBLE BEDROOMS, two of which offering EN SUITE BATHROOMS. The garden is landscaped with a PATIO and laid to LAWN.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached Four Bedroom Family Home
- Turnkey Property Ready To Move In
- Short Drive From Norwich City Centre
- Over 2000 sq ft (stms)
- uPVC Double Glazing Throughout
- Two Ensuite Bathrooms
- EV Charging
- Double Garage and Driveway

The popular South Norwich village of Swardeston is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger village of Mulbarton. The village has a church, bakery, pet shop and car garage, and is within a mile of Norwich Southern Bypass. Delightful countryside walks and the local park are within a short walk.

SETTING THE SCENE

Occupying a desirable corner plot set back from Bobbins Way, this property enjoys a generous frontage. A brick weave driveway leads to the garage, flanked by a lawn adorned with shrubbery. A paved pathway extends to the main entrance, sheltered by a tiled and pitched awning.



THE GRAND TOUR

Upon entering the property, the carpeted entrance hall provides access to the first floor and offers ample space for storage furniture. The hallway leads to the spacious 22' sitting room, featuring a large bay window overlooking the front of the property. Light décor and carpeting enhance the sense of space, while double French doors at the opposite end of the room offer views of the garden. Also from the hallway a conveniently located downstairs W.C features wood-effect flooring and a two-piece suite with cloakroom space. The adjacent study, also benefiting from a large bay window that floods the room with natural light, is carpeted and includes built-in under-stair storage. The open-plan kitchen and dining room, situated at the rear of the property, features tiled flooring throughout and boasts two sets of double French doors. The L-shaped kitchen offers a generous range of high and low-level white storage cupboards complemented by matching white worktops. Integrated appliances include a dishwasher, fridge, oven, hob, and extractor.

The carpeted first-floor landing provides access to four double bedrooms, all featuring carpeting and double glazing. The principal and second double bedrooms each benefit from large walk-in storage areas and three-piece ensuite shower rooms with large glass-enclosed walk-in showers. The family bathroom, located centrally off the landing, serves the remaining bedrooms. This well-appointed room features both a bath and a glass-enclosed walk-in shower, tiled flooring and splashbacks, a heated towel rail, and built-in under-sink storage. A generously sized walk-in airing cupboard completes the first-floor accommodation.

FIND US

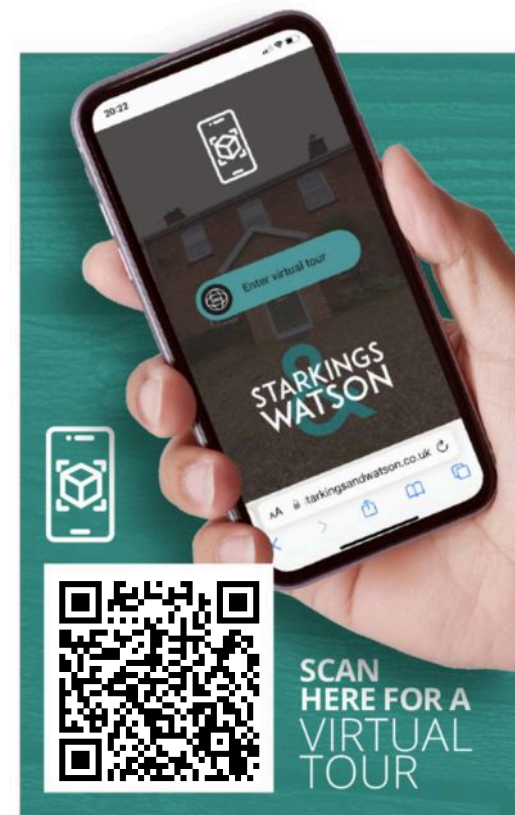
Postcode : NR14 8DT

VIRTUAL TOUR

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

AGENTS NOTES

Service charge for the upkeep of the green space in the development is £129.99PA.







THE GREAT OUTDOORS

The south-facing rear garden, enjoying a sunny aspect, wraps around the property and is predominantly laid to lawn. A paved pathway leads to a generously sized patio seating area, bordered by the lawn. The garden is fully wall enclosed, providing plenty of privacy. Access to the garage is also available from the garden.

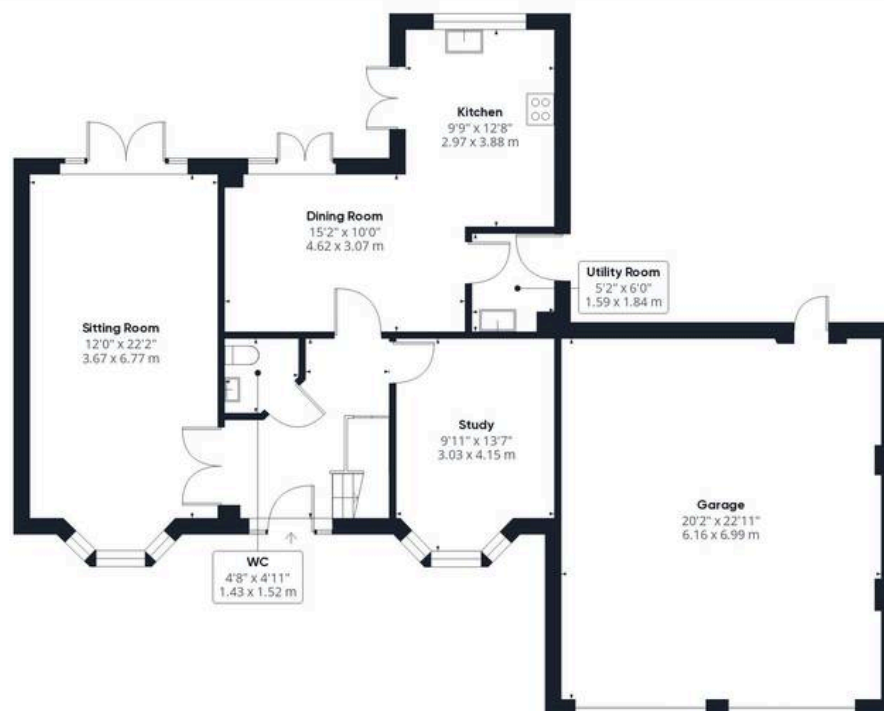
Garage

Double Garage

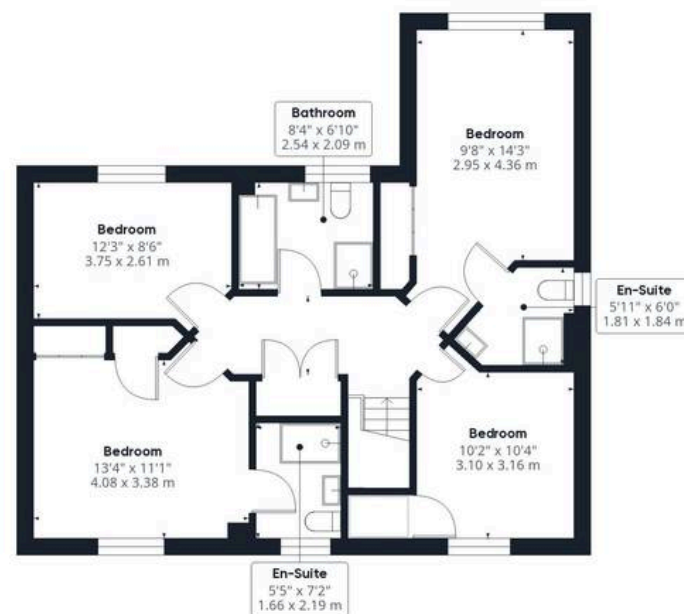
Driveway

2 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2061.81 ft²

191.55 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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