



Main Road, Swardeston - NR14 8AD

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HYBRID ESTATE AGENTS



Main Road

Swardeston, Norwich

Enchantingly set in a SECLUDED PLOT of approximately 0.25 ACRES (stms), this TRADITIONAL STYLE detached FAMILY HOME exudes timeless charm and modern convenience. A short drive away from NORWICH and the A47, yet cocooned in TRANQUIL RURAL surroundings, this property offers the best of both worlds. Boasting 3/4 RECEPTION ROOMS which include the formal SITTING ROOM, snug/family room, STUDY/bedroom and CONSERVATORY, the accommodation continues with a solid wood KITCHEN - finished with a breakfast bar and island, leading into the UTILITY ROOM. 4/5 flexible BEDROOMS can be found over the two floors, with both a family bathroom and a convenient ground floor SHOWER ROOM at your disposal. Embracing the essence of outdoor living, the REAR GARDEN seamlessly integrates into the 0.25 acre plot (stms), ensuring utmost PRIVACY with high-level hedging. Venture onto the patio spanning the rear of the property, perfect for alfresco gatherings, and relax on the raised decked seating area, where an above-ground heated SWIMMING POOL entices with feature lighting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Traditional Style Detached Family Home
- Approx. 0.25 Acre Secluded Plot (stms)
- Short Drive to Norwich & A47 whilst Enjoying Rural Surroundings
- 3/4 Reception Rooms
- Solid Wood Kitchen with Breakfast Bar & Island
- 4/5 Flexible Bedrooms
- Family Bathroom & Ground Floor Shower Room
- Raised Decked Area with Above Ground Swimming Pool

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. This Property is located within the catchment area for Hethersett Academy.

SETTING THE SCENE

Set back from the road and approached via a walled entrance with twin wrought iron gates, a brick-weave driveway offers ample off road parking and turning space. Well maintained and mature lawned gardens are found to front, with a wealth of mature planting and shrubbery, whilst steps rise to the main entrance door, and double timber gates lead to a further driveway and garage to the side of the property.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood-block flooring creating a characterful entrance with stairs rising to the first floor landing and useful storage space sitting below. The ground floor accommodation offers versatile uses and it is currently a mixture of reception and bedroom accommodation. To your left hand side as you enter, the snug/family room offers dual aspect views across the fields and garden, with a feature fireplace creating a focal point to the room. Sitting opposite, a mirror image of the family room can be found - currently used as a bedroom, with views over the front garden offering potential as a further snug or study room if required. The formal sitting room sits to the rear of the property with a further feature fireplace and French doors leading out to the adjacent conservatory - ensuring a light and bright feel. This spacious room offers wood effect flooring underfoot with ample space for soft furnishings flowing seamlessly into the adjacent conservatory during the summer months - creating a larger open plan entertaining space if required. With overhead air conditioning/heater unit, underfloor heating, tiled flooring and a vaulted ceiling above, the conservatory offers the ideal space for a dining table and further soft furnishings, with windows to all sides and further French doors leading out to the garden. The kitchen sits to the rear of the property with a side facing window and an extensive range of built-in storage units with solid wood doors and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. A breakfast bar has been formed to one side with a range of integrated appliances including a fridge and dishwasher, with tiled flooring flowing from the kitchen into the adjacent utility room. The utility itself offers a further range of storage units with space for laundry appliances including a washing machine and tumble dryer, along with room for another fridge freezer if required. Ample space is provided for coats and shoes, with a door leading to the rear garden and a further built-in storage cupboard. A door leads off to a ground floor shower room which offers a white three piece suite including a walk-in shower cubicle with a thermostatically controlled shower, tiled walls and non slip vinyl flooring.

Heading upstairs, the galleried landing enjoys a front facing window with views over the garden and fields beyond, whilst doors lead off to the four bedrooms. Each of the bedrooms are finished with fitted carpet and double glazing, with three of them also including built-in wardrobe storage. Serving all of the bedrooms is the main family bathroom which offers a four piece suite including a separate panelled bath and shower cubicle, with tiled walls and flooring along with a heated towel radiator.

FIND US

Postcode : NR14 8AD

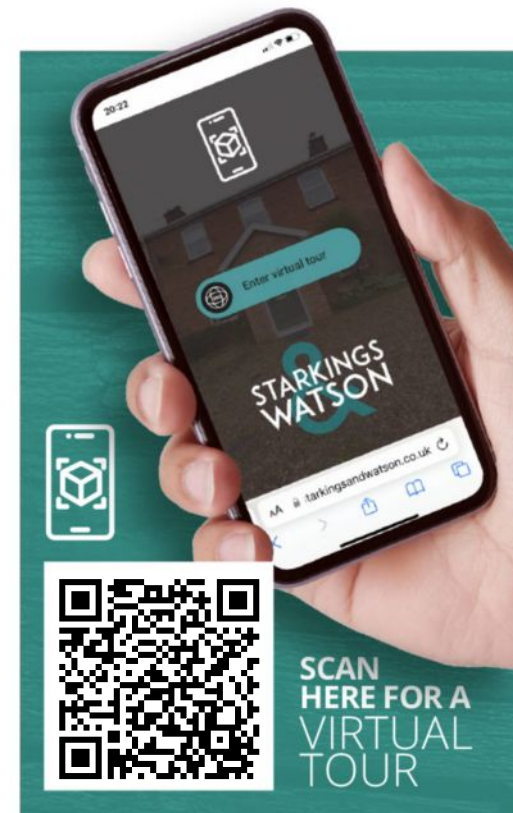
What3Words : ///grudging.inhabited.frame

VIRTUAL TOUR

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

AGENTS NOTE

The property is located on the same road as the Hornsea 3 Onshore battery storage facility which is under construction. There is no visual or physical impact on the property with this ongoing development.



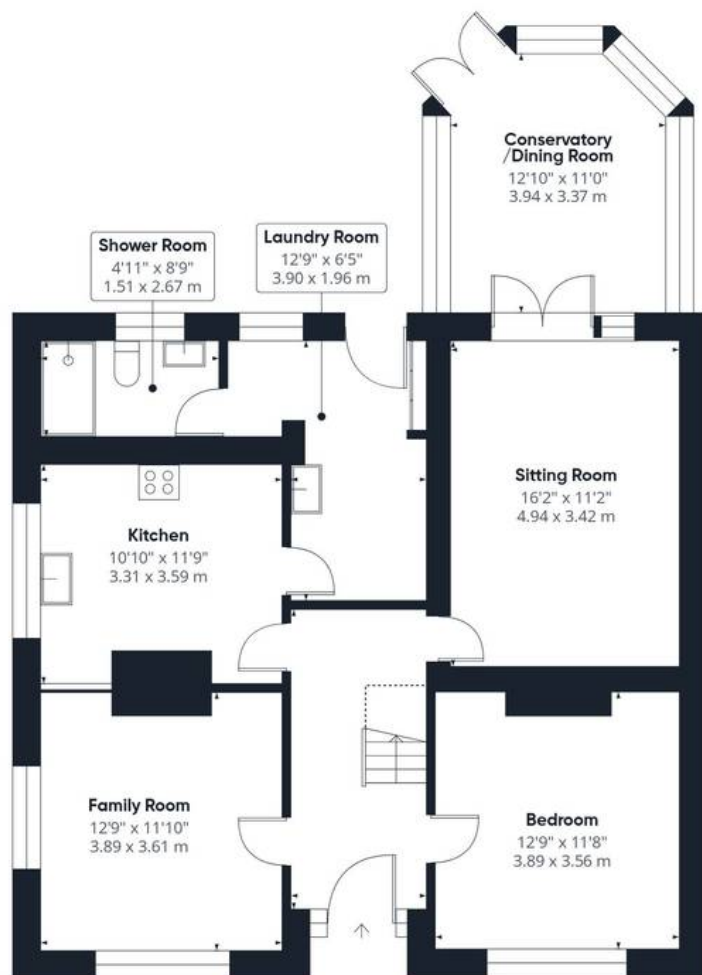




THE GREAT OUTDOORS

The south facing, rear garden forms part of the 0.25 acre plot (stms), offering a private and secluded setting with high level hedging enclosing the space, ensuring seclusion. A patio extends across the rear of the property providing the ideal space for outside entertaining with a low level brick retaining wall and steps taking you to the main lawn expanse, with a variety of feature planting. Ample storage is provided including in the adjacent garage and various out buildings. A raised decked seating area houses space for an above ground heated swimming pool, with feature lighting and ample space for a further dining set or garden furniture if required. The garage building is accessed via an up and over door to front and side access door - being split into two sections with an interconnecting door, power and lighting.

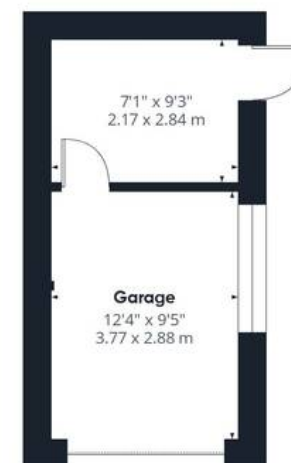




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1829 ft²

169.8 m²

Reduced headroom

13 ft²

1.2 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.