



Station Cottages, Swainsthorpe - NR14 8PP



Station Cottages

Swainsthorpe, Norwich

NO CHAIN. Discover the charm of this FORMER RAILWAY WORKERS COTTAGE boasting a LARGE SOUTH FACING GARDEN and a SECLUDED SETTING with RURAL VIEWS. The accommodation includes a 13' SITTING ROOM complete with an inviting OPEN FIRE for cosy evenings, DOUBLE GLAZING, KITCHEN/BREAKFAST ROOM complete with STORAGE and space for WHITE GOODS, featuring a separate GARDEN ROOM - the ideal setting for entertaining while enjoying the tranquil countryside surroundings. THREE BEDROOMS adorned with STRIPPED WOOD FLOORING provide a warm and welcoming retreat, complemented by FAR REACHING COUNTRYSIDE VIEWS and the ground floor BATHROOM. Outdoor living is a delight with a COURTYARD GARDEN perfect for alfresco dining, and a generous BI-SECTED LAWNED GARDEN offering ample space for recreation or relaxation, along with a BRICK SHED and timber workshop. Residents can take advantage of the convenience of a dedicated CAR PARK.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Former Railway Workers Cottage
- 13' Sitting Room with Open Fire
- Kitchen/Breakfast Room with Separate Garden Room
- Three Bedrooms with Stripped Wood Flooring
- Far Reaching Countryside Views
- Courtyard Garden & Large Bi-sected Lawned Garden
- Residents Car Park

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.



SETTING THE SCENE

The property occupies a rare position on the fringes of the village within a row of four cottages, accessed via a communal car park. From the parking area, a pathway leads to the rear of the property where a courtyard style garden can be found, which is bi-sected by the neighbouring properties.

THE GRAND TOUR

Heading inside, access starts with a garden room enjoying views over the adjacent gardens, with tiled effect flooring underfoot, space for a washing machine and soft furnishings, with a further door taking you to the adjacent kitchen. The kitchen offers a range of storage units along with shelving, with space for an electric cooker and general white goods including a fridge freezer, with tile effect flooring and a built-in storage cupboard. A door takes you to the main living space whilst an inner lobby includes a built-in cupboard with access to the family bathroom - with a three piece suite including a mixer shower tap and tiled splash-backs. The sitting room enjoys a front facing aspect over the garden which is enclosed and private, with fitted carpet underfoot, built-in under-stairs cupboard and a feature open fireplace, creating a focal point to the room. The front hall entrance offers a door to the front garden, with stairs rising to the carpeted landing.

Upstairs, doors lead off to the three bedrooms - all of which have exposed stripped wood flooring and a feature fireplaces, creating a focal point for each room. The main bedroom is at the front of the property and includes built-in storage and views over the adjacent fields.

FIND US

Postcode : NR14 8PP

What3Words : ///reacting.bunk.gobbles

VIRTUAL TOUR

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

AGENTS NOTE

The property overlooks the mainline train links between Norwich and London. The field beyond offers rural views and an existing electricity pylon. Proposed developments include a new range of pylons as part of the Norwich to Tilbury development, which will be visible in the distance. The central heating system is powered with electricity. The property utilises mains drainage.



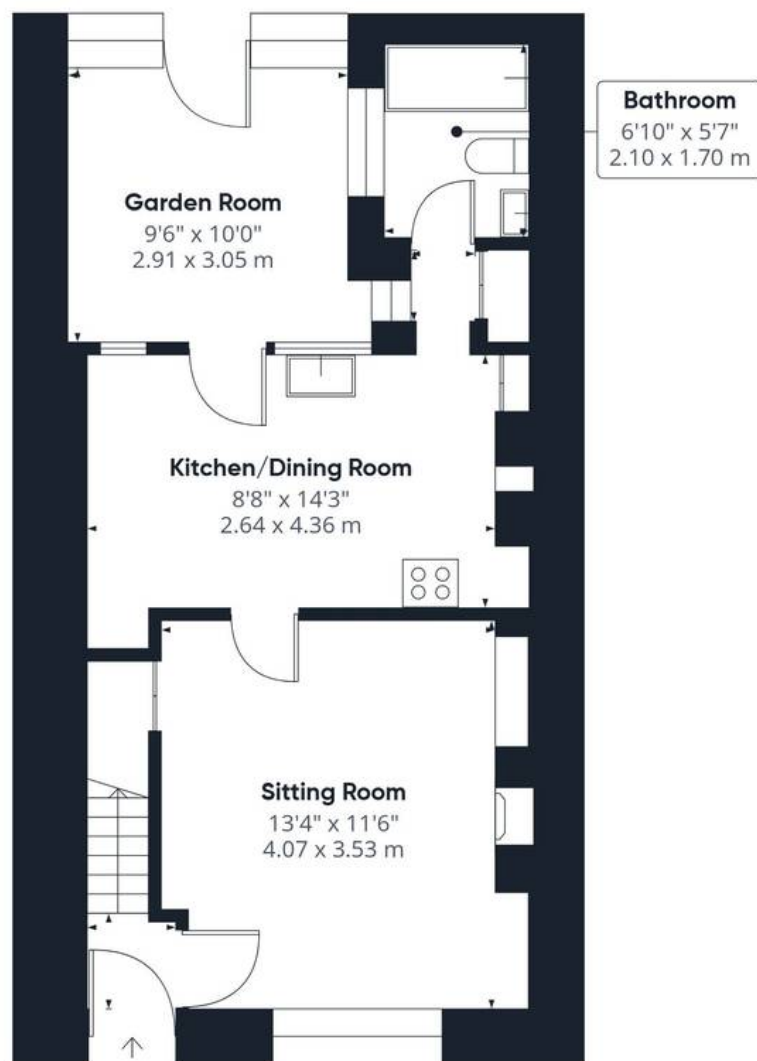




THE GREAT OUTDOORS

The main garden is located at the end of the terrace row, accessed via the neighbouring properties rear courtyard where an access leads to a large lawn expanse with a range of mature planting, shrubbery and hedging. Offering a high degree of privacy, the garden offers huge potential including useful storage shed which is tucked away at the far corner.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

771 ft²

71.7 m²

(1) Excluding balconies and terraces

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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