



Rose Cottage, The Street, Swanton Abbott, Norwich, NR10 5DU

welcome to

Rose Cottage The Street, Swanton Abbott Norwich

>> NO ONWARD CHAIN <<

A unique Period Property offering flexible internal accommodation to include 4 Bedrooms, 2 Reception Rooms, Kitchen, Utility Room and 3 Bath/Shower Rooms. Outside enjoys ample off-road parking & large rear garden with Summer House, Greenhouse and much more!



Description

Don't miss this Period Property, believed to have been built in 1890, which has been extensively renovated & extended in 2008 by the current vendors.

The property is offered with No Onward Chain and enjoys fantastic flexible accommodation to include 4 Bedrooms - 2 with En-Suite, 2 generous Reception Rooms and large Kitchen, Utility Room, Cloakroom and Family Bathroom. There are many features throughout to include wooden floors & feature fireplaces.

Outside offers an in-and-out gravel driveway to the front providing ample off-road parking, single Garage to the side and a rear garden with large lawn and opens to various areas which include shed, Greenhouse and entertainment area with lights, electricity & Summer House.

We highly recommend viewing this unique property, to appreciate all that is on offer!

Entrance Hall

Front door opens into hall with tiled flooring, stairs to first floor and doors to Front Room & Bedroom Four.

Bedroom Four

12' 5" x 9' 11" max (3.78m x 3.02m max)

Feature brick fireplace, wall lights, radiator & front aspect double glazed window.

Front Room

12' 5" max x 12' (3.78m max x 3.66m)

Wood burner inset to brick fireplace, TV point, under stairs cupboard with stained glass window, wall lights, parquette flooring, radiator & front aspect double glazed window. Door to Living/Dining Area.

Living Area

15' 5" x 13' 1" (4.70m x 3.99m)

Wood burner inset to brick fireplace, TV point and opens up to Dining Area. Exposed beam

Dining Area

24' 4" x 7' 10" (7.42m x 2.39m)

Range of wall & base units with work surface over and space for fridge/freezer. Vinyl wood effect floor, radiator, double glazed window, 2 Velux windows and door double to outside.

Kitchen

Fitted with a range of wall & base units, solid wood work surface over with sink & drainer unit. Double electric oven with 4 ring hob and double cooker hood over, built-in dishwasher and vinyl flooring. Spotlights, built in wine rack, double glazed window with view over rear garden and opens to Utility Area.

Utility Room

Plumbing for washing machine, vinyl floor, radiator and doors to Cloakroom & outside.

Cloakroom

Suite comprising low level WC, wash basin, vinyl flooring, extractor & double glazed window.

First Floor Landing

Doors to Bedrooms Two, Three, Dressing Room (leading to Bedroom One) and Bathroom.

Bedroom One

14' 3" x 10' 4" (4.34m x 3.15m)

Entered via Dressing Room which is fitted with wardrobe & drawers, wooden floor, radiator and double glazed window. Doors to Bedroom & En-Suite.

Bedroom comprises TV point, wooden floor and double glazed windows to rear & side aspect.

En-Suite

Suite comprising low level WC, wash basin vanity unit & double shower cubicle. Airing cupboard, spotlights, vinyl flooring, heated towel rail & double glazed window.

Bedroom Two

12' 11" x 10' 5" (3.94m x 3.17m)

TV point, wood floor, radiator and double glazed windows to front & rear aspect. Door to En-Suite.

En-Suite

Suite comprising low level WC, wash basin with storage underneath & shower cubicle. Vinyl floor and double glazed window.

Bedroom Three

13' x 11' max (3.96m x 3.35m max)

TV point, radiator & double glazed window.

Bathroom

Suite comprising low level WC, wash basin and bath with mixer taps. Loft access, spotlights, tiled floor, heated towel rail & double glazed window.

Outside

To the front of the property is a gravel in and out driveway providing ample parking. To the left side of the property is a single Garage with up and over door.

The rear garden has a generous lawned area, vegetable garden with powered shed and greenhouse, delightful entertaining area with lights, electric and Summer House. The garden has a delightful mix of plants and shrubs throughout.



view this property online williamhbrown.co.uk/Property/AYS109528



welcome to

Rose Cottage, The Street, Swanton Abbott, Norwich

- NO ONWARD CHAIN
- Detached House
- 2 Reception Rooms & Large Kitchen
- 4 Bedrooms - 2 with En-Suite
- Council Tax Band: D
- Family Bathroom & Cloakroom
- In-and-Out Driveway Parking & Large Enclosed Rear Garden
- Sought After Village Location

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon their own inspection(s). Powered by www.focalagent.com

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/AYS109528](https://www.williambrown.co.uk/Property/AYS109528)



Property Ref:
AYS109528 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williambrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



[williambrown.co.uk](https://www.williambrown.co.uk)