

# Arnolds | Keys



## Willow Tops The Street, Swanton Abbott, NR10 5DU

Guide Price £550,000

- SOUGHT AFTER VILLAGE LOCATION
- LARGE ATTRACTIVE LANDSCAPED GARDEN
- FOUR CAR DRIVEWAY WITH GARAGE
- COUNTRYSIDE VIEWS
- FOUR DOUBLE BEDROOMS, TWO WITH EN SUITE
- CLOSE TO AYLSHAM & NORTH WALSHAM MARKET TOWNS
- LESS THAN FIFTEEN MILES TO THE NORTH NORFOLK COAST & NORWICH CITY
- ENERGY EFFICIENT HOME

# Willow Tops The Street, Swanton Abbott NR10 5DU

A fantastic opportunity to purchase a spacious detached family home situated on a generous plot in the picturesque village of Swanton Abbott, North Norfolk. Over the last 15 years, the vendors have made many improvements to enhance family life.

The four-bedroom home features a shingle driveway providing ample off road parking and access to a garage. The west-facing rear garden features a paved terrace with raised beds and extends down to a lawn garden bordered by mature shrubs, trees and flowers.

This family home benefits from its desirable location. Its position in the village centre allows easy walking to village amenities and Community Primary School. It is approximately 5 miles to both the market Towns of Aylsham and North Walsham, with its train station just 3 miles away. The beautiful Norfolk Coast is just twelve miles away.



Council Tax Band: D



## Description

An exceptional chance to acquire a spacious, detached family residence set on a generous plot in the charming village of Swanton Abbott, North Norfolk. This idyllic location is conveniently positioned between the renowned Norfolk coastline and the historic city of Norwich.

This four-bedroom property boasts a shingle driveway offering ample off-road parking and access to a garage. The rear of the home features a paved terrace leading to a well-maintained lawn garden, adorned with mature shrubs and flowers.

The home is further enhanced by its prime location, within half a mile of the Community Primary School, 3 miles to the North Walsham train station, and about 5 miles to Aylsham. The stunning Norfolk coast is less than 12 miles and The Norfolk Broads are accessed just 8 miles away.

## Hall

Tiled floor, radiator, stairs to first floor landing, composite front door with leaded glazed panels, Internal part-glazed door.

## Utility Room

Tiled flooring, double glazed window to side aspect, radiator, antique shallow fluted butler sink with cupboard beneath, door leading to garage, pulley clothes airer, venting, and plumbing for tumble drier and washing machines.

## Living Room

Aurora LVT flooring in Major Oak, radiator, multi fuel burner, brick hearth with tiled floor and wood mantle surround, uPVC double glazed French doors leading to patio.

## Kitchen

Designed and built by Wroxham Builders Ltd, Amtico Spacia LVT flooring in Classic Cherry, bespoke solid wild cherry wood breakfast bar, plumbed in American style Samsung fridge freezer, Cookmaster Electric Range double oven, five ring induction hob with extractor hood over, a range of wall and base units with counter over, enamel 1.5 bowl sink with drainer, integrated AEG dishwasher. Two under stairs cupboards, including a shelved pantry cupboard. Front and side aspect UPVC double glazed windows.

## Dining room

uPVC double glazed French doors leading to the patio area, two radiators, double glazed panelled door with obscured glass leading to side passage

## Stairs to first floor landing

Carpeted

## Landing

Carpeted, entrances to all bedrooms and bathroom, airing cupboard

## Family Bathroom

Vinyl floor, shower cubicle, panelled bath, enamel pedestal hand wash basin, WC, uPVC double glazed window with obscured glass, extractor fan, heated towel rail.

## Bedroom Two

Carpeted, radiator, uPVC double glazed window to garden aspect, en-suite shower room.

## En Suite

Vinyl flooring, electric shower, WC, enamel pedestal hand wash basin, radiator, double glazed Velux window, extractor fan.

## Bedroom Three

Carpeted, radiator, fitted wardrobes, uPVC double glazed window to front aspect

## Bedroom Four

Carpeted, one double glazed Velux window with blackout blind, one uPVC double glazed window to front aspect, radiator.

## Entrance to main bedroom

Carpeted, radiator, uPVC double glazed window to side aspect, stairs leading to main bedroom.

## Main Bedroom

Carpeted, two radiators, four double glazed Velux windows with blackout blinds, ample storage throughout, en-suite shower room.

## En Suite

Vinyl flooring, shower cubicle, radiator, double glazed Velux window, WC, enamel sink with vanity cupboard underneath, extractor fan.

## Garage

Integral garage, with glass panelled wooden doors, door leading to utility room.

## External

A shingle drive to the front provides ample parking and access to a single garage. A side access gate. In the west-facing rear garden, there is a beautiful large patio area, complete with outdoor sockets and raised beds. This leads down to a lawned garden with mature shrubs and flowers.

## Agents Notes

Freehold

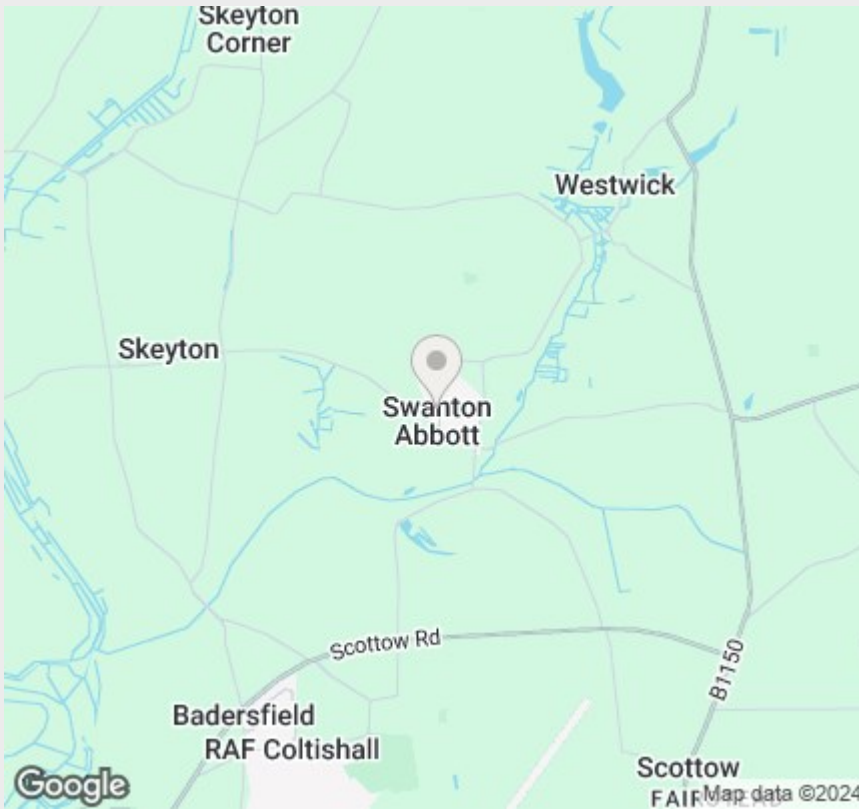
Air source heat pump provides all heating and hot water.

Mains drainage

Water and electricity connected

Council Tax - North Norfolk district council - Band D

Hyperfast Broadband offering speeds of up to 900mbps

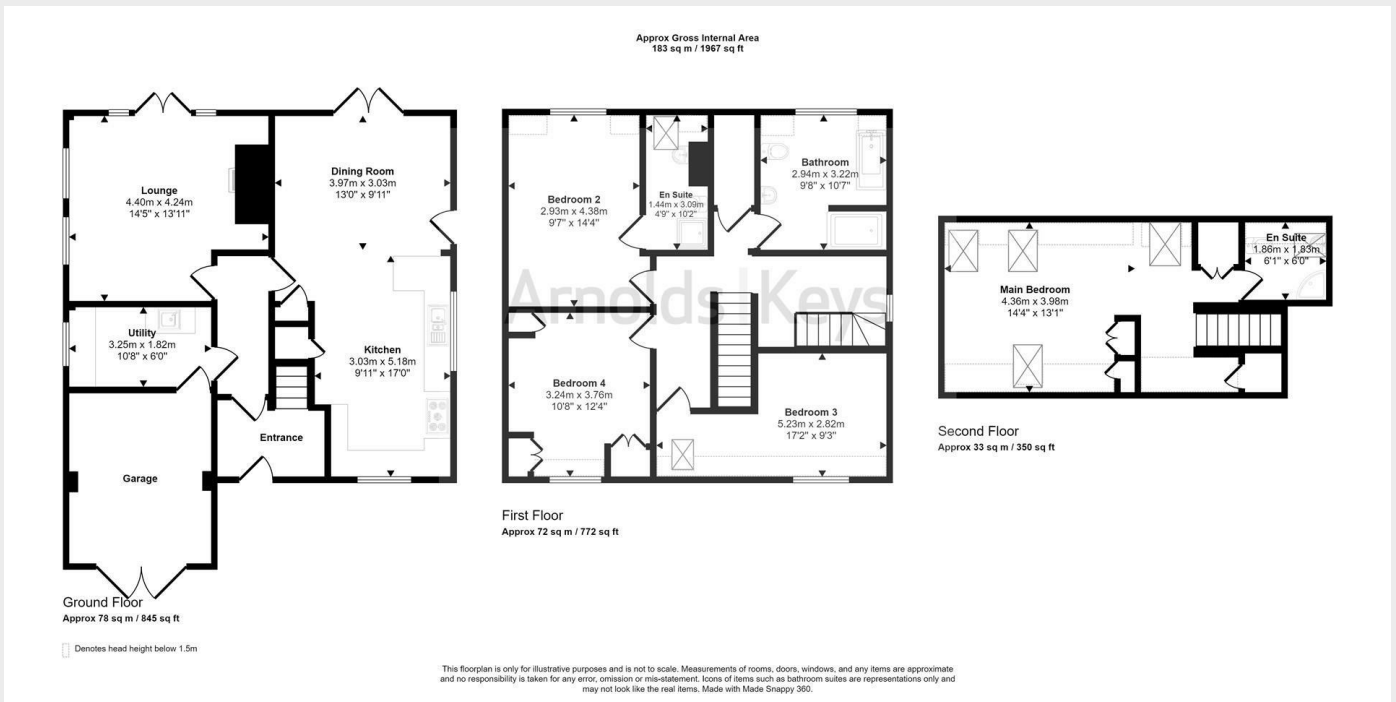


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

