



Narnia Cross Road, Swanton Abbott, NR10 5DT

Offers Over £500,000

- CHARMING DETACHED FAMILY HOME
- FOUR BEDROOMS
- GROUNDS MEASURING APPROX. 0.24 ACRES
- SINGLE DETACHED GARAGE
- IDYLIC VILLAGE LOCATION
- MAIN BEDROOM WITH ENSUITE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- BRIGHT AND BEAUTIFULLY PRESENTED ACCOMMODATION

Narnia Cross Road, Swanton Abbott NR10 5DT

A charming four bedroom family home situated within the picturesque village of Swanton Abbott. The property boasts a generous sized plot measuring approximately 0.24 acres with beautifully maintained grounds, parking for multiple vehicles and a garage.



Council Tax Band: E



DESCRIPTION

Surrounded by countryside within the idyllic village of Swanton Abbott, this charming family home boasts bright, spacious and versatile accommodation. The property boasts beautifully maintained grounds measuring approximately 0.24 acres, offering ample off road parking with a detached single garage and a delightful rear garden. The property comprises a generous and welcoming entrance hall with groundfloor cloakroom, dining room, living room with open fireplace and patio doors to the rear garden and a kitchen/diner. To the first floor are four bedrooms; one with ensuite and a family bathroom.

ACCOMMODATION

ENTRANCE HALL

uPVC door to front door, radiator, carpet, stairs to first floor with built in storage cupboard underneath.

KITCHEN/DINER

Dual aspect room with double glazed window to side and two to front aspect, with uPVC door to side entrance, wooden fronted wall and base units with one and a half sink and drainer, inset 'Belling' electric double oven with four ring gas hob and cooker hood over, space and plumbing for washing machine and dishwasher, space for free standing American style fridge freezer, tiled flooring, radiator.

LIVING ROOM

Double glazed patio door and two windows to rear, open fireplace with brick surround, carpet, radiator, double doors to:-

DINING ROOM

Double glazed patio door to rear garden, carpet, radiator.

CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, pedestal wash hand basin, radiator, tiled flooring.

LANDING

Stained glass window to side aspect, carpet, built in storage cupboard with shelving units.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, door to:-

ENSUITE

Shower cubicle with mains connected shower, WC, vanity unit with wash hand basin, heated towel rail, LED mirror, shaver charging point, tiled flooring, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect, built in wardrobe, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath, cubicle with mains connected shower, pedestal wash hand basin, WC, tiled flooring, radiator, heated towel rail, extractor fan, tiled flooring.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BEDROOM FOUR

Double glazed window to front aspect, carpet, radiator.

EXTERNAL

The property is approached via a timber gated entrance with a shingle driveway providing plenty of parking and access to the detached single garage with up and over door, power and lighting. There is a lawned area to the front, borders of mature shrubs and flowers with a pond creating a scenic and peaceful spot. To the rear the garden is mainly laid to lawn and features a delightful, private patio seating area. The garden then extends through a woven pathway to a further, secluded lawn area with a stunning Willow tree.

AGENTS NOTE

This property is Freehold.

Mains electricity and water connected.

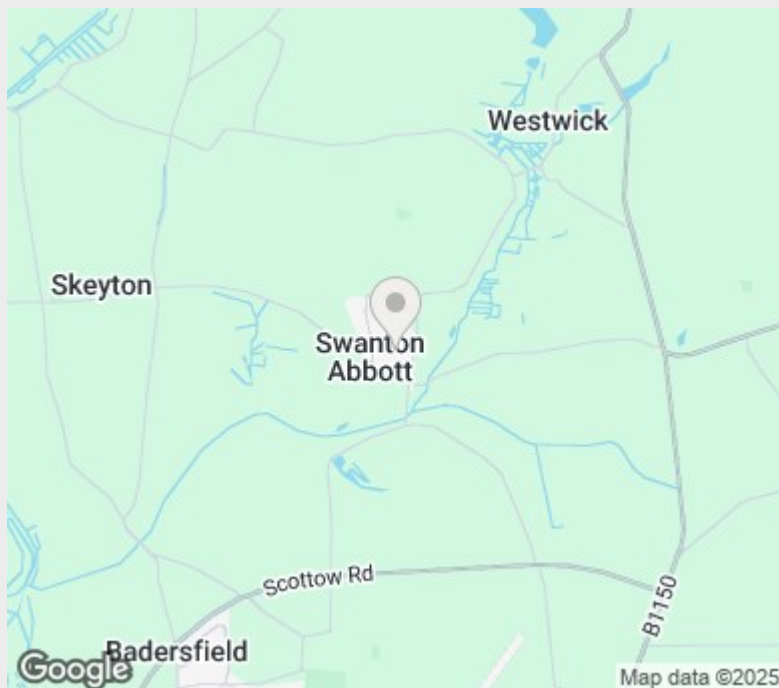
Oil fired central heating and drainage via the septic tank.

Council tax band: E.

LOCATION

Swanton Abbott is a peaceful North Norfolk village ideally positioned for enjoying the surrounding countryside and with convenient access to nearby towns and coastlines. Surrounded by pretty villages such as Worstead, Skeyton, Westwick, and Scottow, it offers a tranquil setting with a real sense of community. The nearby market town of North Walsham provides a wide range of amenities including supermarkets, schools, independent shops, cafés, and a railway station with direct services to Norwich and Cromer. The village is within easy reach of the Norfolk Broads, the beautiful North Norfolk coastline and just over 13 miles to Norwich.

The village includes a well-regarded primary school, medieval church, a village hall, and access to scenic footpaths and country lanes.



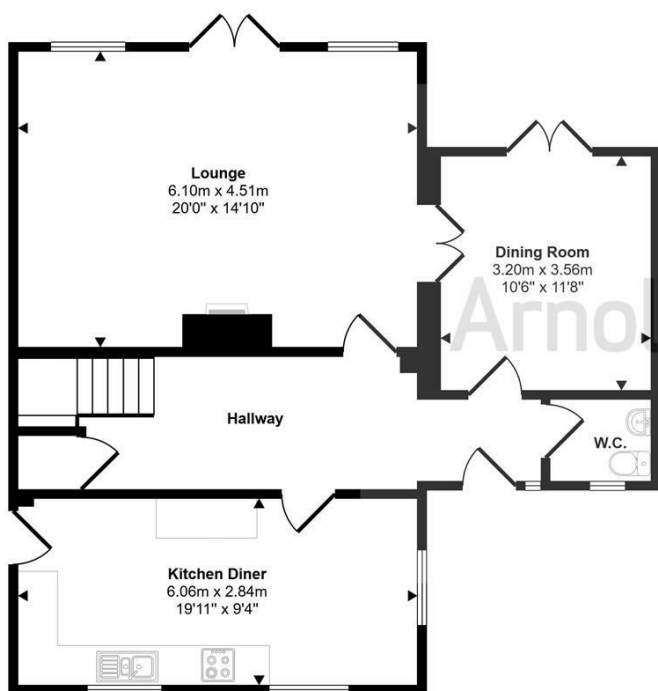
Viewings

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

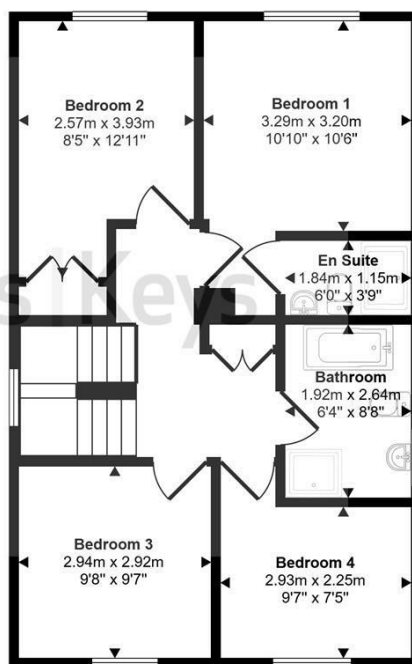
EPC Rating:

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

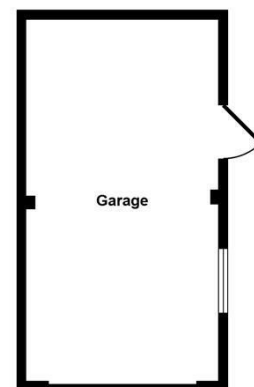
Approx Gross Internal Area
151 sq m / 1622 sq ft



Ground Floor
Approx 76 sq m / 819 sq ft



First Floor
Approx 58 sq m / 629 sq ft



Garage
Approx 16 sq m / 174 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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