



# MEADOW COTTAGE

NORWICH ROAD, SWAINSTHORPE, NORWICH, NORFOLK, NR14 8PU





## A charming 4-bedroom detached cottage located South of Norwich in the highly sought after village of Swainsthorpe

**Believed to date back to approximately mid 1700's, originally four cottages, it has now been transformed into one outstanding cottage which is packed with an abundance of original features and charm. The versatile accommodation comprises of a large entrance hall with cloakroom, large sitting room with an original inglenook containing wood burner, kitchen/breakfast room, utility room and sunroom that is strategically positioned overlooking the rear garden. Upstairs there are four double bedrooms with an en-suite to the main bedroom and a family bathroom. Sitting on a plot just under half an acre, there is a magnificent entertainment area, including bar, perfect for entertaining family and friends, overlooking the heated swimming pool alongside picturesque views of the rolling countryside.**

### LOCATION

Swainsthorpe is a village around 3 miles south of Norwich on the A140 which is the main route into the city centre. and is about 15 miles from the market towns of Diss, Harleston and Bungay. The property is a

couple of minutes walk from The Sugar Beat Eating House and the same distance from the bus stop, which offers a regular service into the city. Therefore, there is easy access to the amenities which include private and state schools, health facilities, sports facilities and railway station to London (Liverpool Street). Norwich is one of England's finest and oldest cities with its cathedral, cobbled streets, ancient buildings, half-timbered houses and the river Wensum which meanders through the centre towards the castle.

### SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band F

### VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



4



1



2



0.4  
acres



5 miles



EPC









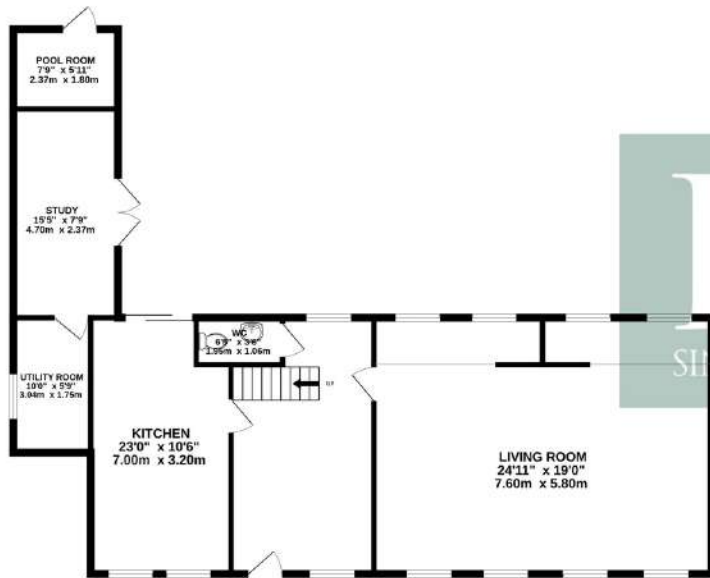




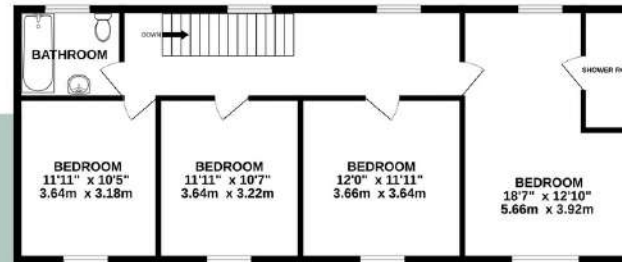


## FLOOR PLAN

GROUND FLOOR  
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION MAP

DURRANTS  
SINCE 1853

Land App



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## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : **harleston@durrants.com**