



**Primitive Cottage The Street,Swannington Norwich NR9 5NW**

**welcome to**

**Primitive Cottage The Street, Swannington Norwich**

Potentially 5 bedrooms and a study, plus two reception rooms. This period village cottage offers a wealth of character features, wood burner and enjoys open countryside views.



## Canopy Porch

With front door to

## Entrance Hall

10' 11" x 6' 10" ( 3.33m x 2.08m )

With plenty of space for receiving guests, return stairway leading off, leaded glass front door, tiled floor, understairs cupboard, ornamental fireplace, part panelling in natural wood,

## Lounge

12' 9" x 12' 6" to fireplace ( 3.89m x 3.81m to fireplace )

With beamed ceiling, two double-glazed front windows enjoying open outlook across the road to countryside, radiator, wood burner to fireplace.

## Dining Room

14' 2" x 8' ( 4.32m x 2.44m )

With radiator, two ceiling beams, borrowed light window to conservatory. Doors from kitchen and lounge.

## Kitchen Breakfast Room

14' 2" x 8' ( 4.32m x 2.44m )

A double-aspect room with rear window and French doors opening out one side to the garden. Fitted range of base and wall units, work surfaces with Belfast style white sink with natural wood drainers and positioned on brick pillars. Rustic brick work surround to range style cooker. Radiator, plumbing for dishwasher, large beam to ceiling.

## Conservatory

9' 10" x 6' 8" ( 3.00m x 2.03m )

Accessed from the kitchen with high glazed-sloped roof, radiator, tiled floor. Double-glazed door opening out to rear garden with window to either side, plumbing for washing machine. Door to

## Cloaks Toilet

cloaks W.C with butler style sink, roof light window to high sloped ceiling, oil fired boiler,

## First Floor Landing

With natural light from a side window over the stairway, radiator, stairway with balustrade leading onto to top floor, natural wood panel doors including airing cupboard, alcove and understairs space.

## Bedroom 1

15' 3" x 12' 7" max narrowing to 9' 6" min ( 4.65m x 3.84m max narrowing to 2.90m min )

With sections of sloped ceiling and enjoying double aspect light from a rear dormer window and a side window. Two radiators, ornamental fireplace. Full width range of wardrobes

## Bedroom 2

12' 9" x 11' 3" ( 3.89m x 3.43m )

With double-glazed front window offering open countryside outlook, radiator, fitted range of wardrobes and dressing table units.

## Bedroom 3

11' 8" x 8' 1" ( 3.56m x 2.46m )

Radiator, fitted wardrobes and overhead cupboards, outlook over garden to trees beyond.

## Bathroom

Part tiled walls, radiator and towel rail, W.C, washbasin, bath and shower cubicle, extractor.

## Top Floor Landing

A small landing with roof light window over stairway and door opening off either side.

## Bedroom 4

12' 8" x 11' 5" max ( 3.86m x 3.48m max )

With vaulted ceiling, double-glazed dormer front window offering panoramic open view to countryside, radiator, fitted wardrobe, section of sloped ceiling.

## Bedroom 5

13' 9" max x 6' 10" ( 4.19m max x 2.08m )

With sections of sloped ceiling, double aspect with windows to side and rear, including Dorma style bay.

Radiator, curtain storage to eaves storage space.  
Opens to

## Study

11' 6" x 4' 9" ( 3.51m x 1.45m )

With vaulted, sloped ceilings to low level to either side, side window, radiator.

## Outside

To the front open outlook to the countryside, personal gate opens to the path leading to the front door. Access to the side leads around to the rear. To the rear is a lawned garden with meandering paved pathway leading across to the outbuilding. Flower and shrub beds and borders. Side patio gate opens up from your parking which is accessed from side road.

## Outbuilding

a brick and block-built structure, with tiled roof. It comprises open approach section 11'1 x 8'8 and enclosed workshop 9' x 8'11



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 its own inspection(s). Powered by www.focalagent.com



**view this property online** [williamhbrown.co.uk/Property/RPM103438](http://williamhbrown.co.uk/Property/RPM103438)



welcome to

## Primitive Cottage The Street, Swannington Norwich

- Roomy accommodation over 3 floors
- 5 bedrooms
- 2 Receptions plus study
- Kitchen-diner
- Conservatory and outbuilding

Tenure: Freehold EPC Rating: E

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/RPM103438](https://www.williambrown.co.uk/Property/RPM103438)



Property Ref:  
RPM103438 - 0005

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



**01603 873208**



Reepham@williambrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**williambrown.co.uk**