

FREEHOLD



Country Residence

# WOOD LANE SWARDESTON NR14 8DQ

Offers In Excess Of

## £575,000

### FEATURES

- Country Home
- Grand Designs
- Open Plan Living
- Extended
- Plot 0.5 acres (stms)
- Semi Detached
- 5/6 Bedrooms
- Gorgeous Kitchen
- Stunning Throughout
- Outbuildings



# 6 Bedroom Country Residence located in Norwich

Welcome to this tranquil country lane in Swardeston, this exquisite country residence is a true gem, perfect for families and those with a passion for classic vehicles. Designed with both elegance and practicality in mind, this home offers a harmonious blend of comfort and functionality.

As you enter the hall, you are then greeted by a spacious and inviting reception hall that sets the tone for the rest of the property. The ground floor boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen is a culinary enthusiast's dream, fully equipped to host gatherings or enjoy a quiet morning coffee at the oversized island. A charming freestanding woodburner adds warmth and character, making this area a delightful hub for family life.

The seamless connection between the sitting room and the outdoors is enhanced by full-width bi-fold doors, creating an ideal setting for parties or simply enjoying the picturesque views of the surrounding fields. Additionally, a versatile family room, illuminated by a sizable sky lantern, offers endless possibilities—be it a dining area, cinema room, or a vibrant playroom for children.

Venturing upstairs, the galleried landing leads to a further bedroom or office space, along with the principal suite. This luxurious retreat features its own landing, a walk-in wardrobe, and an ensuite shower room. The stunning apexed gable end, adorned with double doors, overlooks the expansive plot, providing a serene escape.

The property also includes outbuildings, perfect for a growing family, business owner, or classic vehicle enthusiast. With parking for three vehicles, this residence is not just a home; it is a lifestyle choice. Do not miss the opportunity to view this remarkable property before it is snapped up. It truly is a one-of-a-kind offering that promises to impress.

## Entrance Hall

Sealed unit double glazed door to the front, porcelain tiled floor with under heating, doors to ground floor bedrooms, wc and bathroom and opening through to the reception hallway.

## Bedroom Three

16'0 x 11'0

Sealed unit double glazed window to the front and side, radiator and wood flooring.

## Bedroom Four

10'6 x 13'6

Sealed unit double glazed window to the rear and a moon tube to ceiling and radiator.

## Bedroom Five

13'9 x 9'0

Sealed unit double glazed window to the front, radiator.

## Bathroom

Sealed unit double glazed window to the rear, vertical column radiator, p bath with screen and shower over, vanity wash hand basin and wc. Splash backs.

## Wc

Wc and washhand basin.

## Reception Hall

Stairs to the first floor with door to boot room and cupboard. Porcelain tiled floor with under heating. Opening to the most impressive kitchen/breakfast/dining room.

## Boot Room/Bedroom Six

9'9 x 9'0

Sealed unit double glazed door and window to the front. Radiator. Plumbing if you have other uses for this multipurpose room.

## Kitchen/Breakfast/Dining Room

22'1 x 17'6

Sealed unit double glazed window to the side, beautiful fully fitted kitchen with sink unit and several integral appliances to include fridge and freezer, hob, extractor, oven with warming draw, built in finest coffee machine to kick start the mornings in style. Large central island perfect for breakfast, evening drinks or a coffee and a catch up. Stunning free standing wood burner for the cosy evenings. Double doors through to the family room and opening seamlessly connecting the formal sitting room. Underfloor heating.



#### Utility Lobby

Sealed unit double glazed door to the side, built in matching cupboards.

#### Family Room

23'6 x 12'6

Sealed unit double glazed double doors out to the rear garden, heating/air con unit, large sky lantern to the roof and ideal room to relax under the stars. Ideal room for hosting parties or a playroom for the children with a room this size and accessible to the garden there are many uses. Underfloor heating.

#### Sitting Room

220 x 12'1

Sealed unit double glazed bi folding doors almost full width seamlessly connecting the great outdoor landscaped garden onto the large patio. Sealed unit double glazed window to the side. Underfloor heating.

#### Landing

A superb light and spacious landing leading to the principal suite and bedroom two/office. Built in cupboards and plenty of space for a sofa to make this another sociable space.

#### Private Lobby

Door from the landing to a private landing with opening to the walk in wardrobe, ensuite shower room and through to the bedroom.

#### Principal Bedroom

14'0 x 14'9

Apex double doors and windows overlooking the grounds makes the principal bedroom an amazing peaceful space to wake up. air con unit.







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#### Ensuite

Velux windows to the side, double shower with vanity double sinks and wc. A great size with heated towel rail.

#### Bedroom Two/Office

9'4 x 18'3

Velux style windows to the rear, heating/air con unit.

#### Outside

To the front there is a gravelled driveway leading to the double gates to the side. The driveway runs the length of the plot with five bar gates leading to the yard. From the property its straight out to the indian sandstone patio with plenty of room for tables and chairs and of course the hot tub. The garden itself is a very pretty back drop mainly laid to lawn with sleeper edging, cottage planted borders along with inset trees and shrubs. The lawned area is expansive plenty of space for the children to play or throw a garden party. The gates lead up to the yard which is all gravelled so plenty of parking and a caravan hook up. There is a tractor store, workshop, open pole barn and covered storage. These outbuildings are perfect if you run a construction business a carpenter or you love to collect classic tractors, cars and bikes. Room for further sheds if you need them and the greenhouse to remain. There are so many possibilities for this wonderful bespoke family home. We would highly suggest a tour of this fabulous home.



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Council Tax Band

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TOTAL FLOOR AREA : 4052 sq.ft. (376.4 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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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

Agents Note: Whilst every care has been taken to prepare these 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.

