

FREEHOLD



Bungalow - Detached

CHURCH ROAD SWAINSTHORPE NR14 8PH

Offers In Excess Of

£400,000

FEATURES

- Detached Bungalow
- L Shaped Reception
- Garden Room
- Bathroom
- Garage
- Four Bedrooms
- Generous Kitchen
- Shower Room
- Landscaped Garden
- 0.25 acre plot (stms)



4 Bedroom Bungalow - Detached located in Swainsthorpe

Welcome to the charming village of Swainsthorpe, just south of Norwich, this stunning detached bungalow offers a perfect blend of comfort and style. Built in 1990, the property has been thoughtfully extended to provide ample living space, featuring four well-proportioned bedrooms and two bathrooms, including a convenient shower room.

As you enter, you are greeted by a welcoming entrance hall that leads to an impressive L-shaped sitting room, ideal for relaxation and entertaining with a cosy wood burner. The garden room, which doubles as a dining area, invites natural light and offers delightful views of the beautifully landscaped rear garden. The generous kitchen is well-equipped, making it a joy for any home cook.

The outdoor space is truly a highlight, with a picturesque garden that boasts a picket-fenced vegetable patch, with further lawn, complete with a greenhouse and a shed for storage. A gated storage area adds to the practicality of the property, while the shared driveway provides access to additional parking for up to five vehicles, along with a garage located at the rear.

This fabulous bungalow enjoys a sunny aspect, making it a warm and inviting home throughout the year. With its desirable location and excellent amenities, this property is a must-see. We invite you to come and view this delightful home; you certainly will not be disappointed.

Entrance Hall

Sealed unit double glazed entrance door to the entrance hall, with doors to all rooms. Radiator fed from wood burner.

Shower Room

Sealed unit double glazed window to the side, wet room style, with shower, wash hand basin and wc, fully tiled.

Sitting Room

19'11 max x 17'5 max

Sealed unit double glazed windows to front and side. Chimney breast with inset wood burner which provides heat to radiator in the entrance hall. Door to kitchen and sealed unit double glazed double doors to garden room.

Garden Room

Glazed with doors out to the garden. Currently used as a dining room.

Kitchen

17'1 x 7'9

Sealed unit double glazed windows to the rear overlooking the rear garden. Range of base and wall mounted units with sink unit, integrated appliances to include, hob, oven and extractor fan over, splash backs. Door to sitting room. Radiator. Door to hall.

Principal Bedroom

12'0 x 8'5

Sealed unit doubled glazed window to front, radiator

Bedroom Two

11'9 x 8'6

Sealed unit double glazed window to front, radiator.

Bedroom Three

11'1 x 8'6

Sealed unit double glazed window to rear, radiator

Family Bathroom

Sealed unit double glazed window to the rear, panel bath with separate shower cubicle, wash hand basin and wc.

Bedroom 4

11'7 x 10'0

Two sealed unit double glazed windows one to front and side aspect, radiator.

Outside

The front of the property has a lawned garden area with gated side access on the left to the rear garden. Gravelled driveway which then incorporates a shared driveway to property behind on the right hand side. This also leads to a driveway and detached garage for this property. The rear garden is very well maintained and landscaped beautifully by the current owners in a cottage style. Lawned with cottage planted borders, patio area close to the rear, picket fenced and gated vegetable garden, again lawned with space for greenhouse with practical wood store area, composting etc. Very pretty wherever you decide to be. Sunny aspect so enjoy this wonderful space. Please note the railway does run alongside.



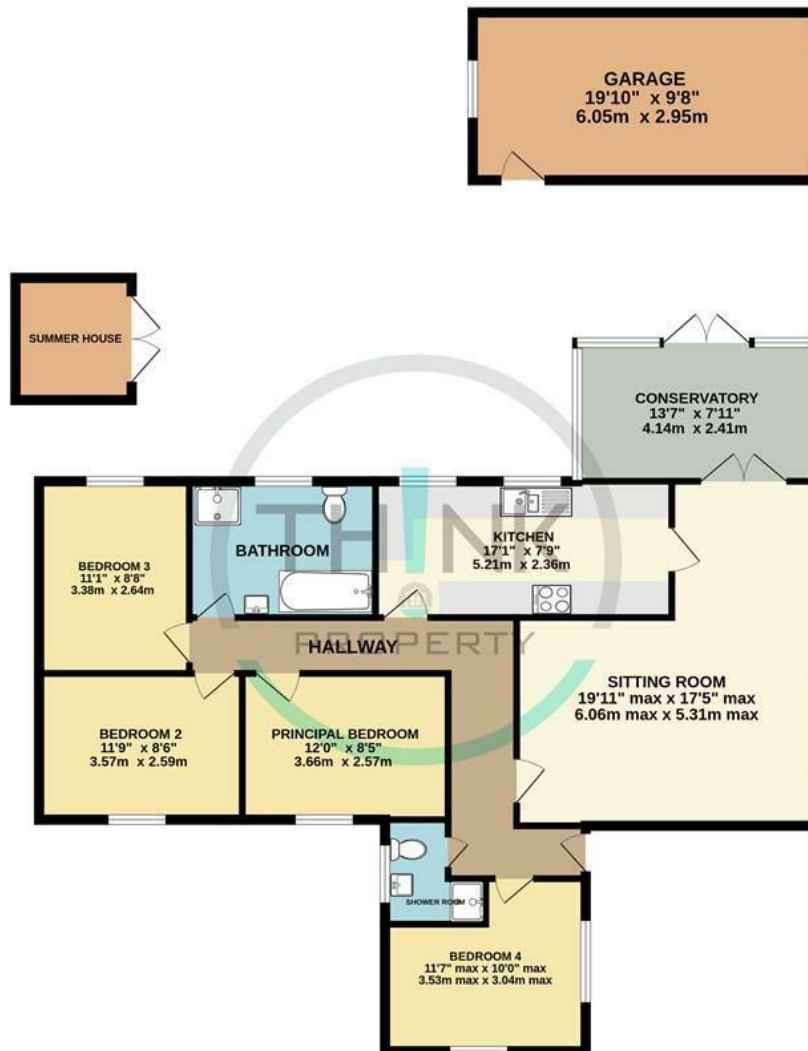


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GROUND FLOOR



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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Council Tax Band

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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.

