



## Church Road

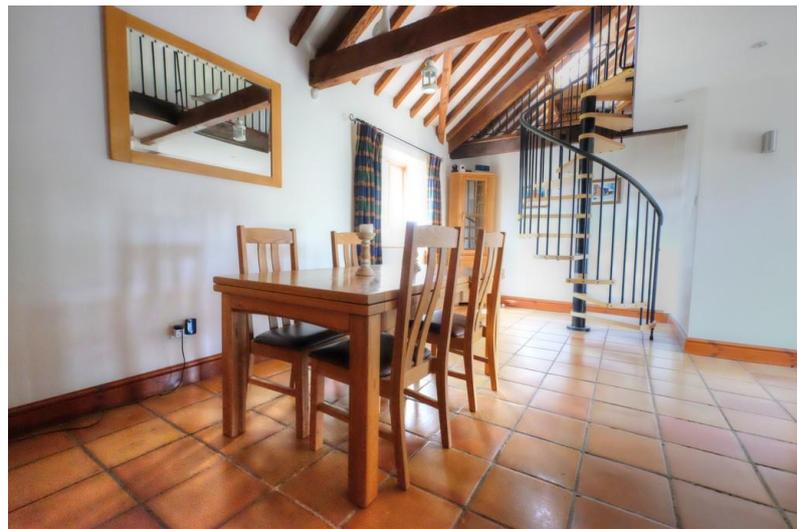
Swainsthorpe, NR14 8PR

- 3 Bedrooms Plus Study
- 2 En-Suites And Main Bathroom
- Sitting Room With Woodburner
- Fully Fitted Kitchen

Guide Price £445,000

  
reality





## DIRECTIONS

Enter Swainsthorpe village onto Church Road. Proceed for some distance over the level crossing. Take the second turning on the left (in front of the green area and bench) where this home will be found on the right hand side.

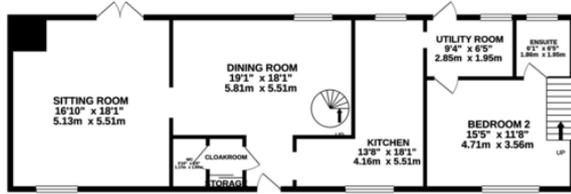


## PROPERTY SUMMARY

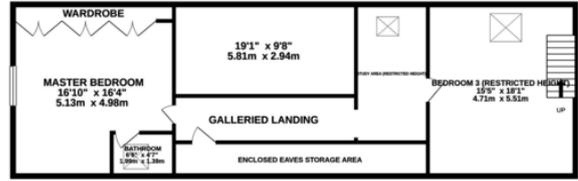
Located on the edge of Swainsthorpe village, The Granary is a beautiful barn conversion boasting an abundance of character features. The accommodation comprises: Entrance Hall which opens out to the Dining Area with vaulted ceiling, Sitting Room with exposed brickwork and wood-burning stove, fully fitted Kitchen with eye level double oven and integrated appliances, separate Utility Room plus WC/Cloakroom. There is also a Double Bedroom on the ground level with En-Suite Shower Room. The spiral staircase takes you to the galleried landing where you will find the Study Area, Bedroom 3 and Master Suite. The Master Bedroom has a Juliet balcony to the side aspect with views over farmland, floor to ceiling built-in wardrobes and En-Suite Bathroom Room. The majority of the gardens lie to the rear of this home and boast a patio area ideal for al-fresco dining. There is a pond which is currently home to several ducks. The front offers off road parking, a two bay car port and hard standing.



GROUND FLOOR



1ST 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.  
 Made with Metropix ©2020





## SELLING PROPERTIES SINCE 2009

"Hi Lucy – we just wanted to say thank you to you and your team for all you did to make the purchase of our home run smoothly."

Mr and Mrs Oliveri, February 2019

"Thank you for everything you, Adam and the rest of your staff have done in the process of us purchasing our new home. Reality has been brilliant in every possible way. I would confidently recommend Reality to any friends that were moving, and definitely use you again."

Mr D Joseph, November 2018

"We are in no doubt that without your support, guidance and determination, we would not have reached this point. You have gone the extra mile to make sure that this would all work out. You have always been available for a chat when we needed reassurance, and have been happy to spend time hounding buyers and solicitors on our behalf. We truly appreciate what you have done for us and are extremely grateful."

Mr and Mrs Knight, November 2018



# 01603 756898

65 Grove Road, Norwich, NR1 3RL  
contact@realityestateagents.co.uk

 /Reality Estate Agents

 @realitynorwich

[www.realityestateagents.co.uk](http://www.realityestateagents.co.uk)



Reality directors Lucy Carne and Adam Thompson  
with TV's property guru, Phil Spencer