



Swardeston Lane, East Carleton - NR14 8LF

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Swardeston Lane

East Carleton, Norwich

This EXTENDED semi-detached HOME offers approximately 1,318 sq. ft. (stms) of well-proportioned accommodation, set on a generous 0.19 ACRE PLOT (stms) and showcasing outstanding PANORAMIC FIELD VIEWS. SOLAR PANELS and a BATTERY are installed with FEED in TARIFF INCOME. The property welcomes you with a hall entrance that flows into two LIGHT-FILLED RECEPTION ROOMS with HIGH CEILINGS, ideal for both formal entertaining and relaxed family living. The 11' FITTED KITCHEN, which opens into a charming GARDEN ROOM extension, provides a delightful space for every-day dining and enjoying the SCENIC OUTLOOK. A MODERN FAMILY BATHROOM compliments the upstairs, where there are THREE COMFORTABLE BEDROOMS, and a SEPARATE SHOWER ROOM, catering to the needs of a growing family or visiting guests. The THOUGHTFUL LAYOUT and tasteful finishes throughout the home create a WARM and INVITING ATMOSPHERE, while the extended living spaces ensure flexibility for a range of lifestyles. Stepping outside, the property truly embraces the GREAT OUTDOORS.

The rear garden begins with a stylish plum slate SEATING AREA, perfect for alfresco dining or morning coffee, and features an external 2022 installed oil-fired central heating boiler. A pathway winds through the garden, flanked by well-maintained LAWNS on either side and enclosed by mature hedging for privacy. The DETACHED GARAGE sits to the side, with a range of storage sheds at the far end.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Semi-Detached Home
- Panoramic Field Views
- Approx. 1318 Sq. ft (stms) of Accommodation
- Approx. 0.19 Acre Plot (stms)
- Hall Entrance & Two Reception Rooms
- 11' Fitted Kitchen with a Garden Room Extension
- Three Bedrooms
- Family Bathroom & Separate Shower Room

The popular South Norwich village of East Carleton is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger villages of Swardston and Mulbarton.



The neighbouring village of Swardston has a church, bakery and car garage, and is within a mile of Norwich Southern Bypass. Delightful countryside walks and the local park are within a short walk.

SETTING THE SCENE

Set back from the road and screened behind high level hedging, a shingle driveway offers off road parking and turning space, leading to a concrete hard standing and attached garage. Timber post and rail fencing encloses the side boundary, with panoramic field views beyond, with an EV car charger, outside power, and access door taking you to the entrance hall.

THE GRAND TOUR

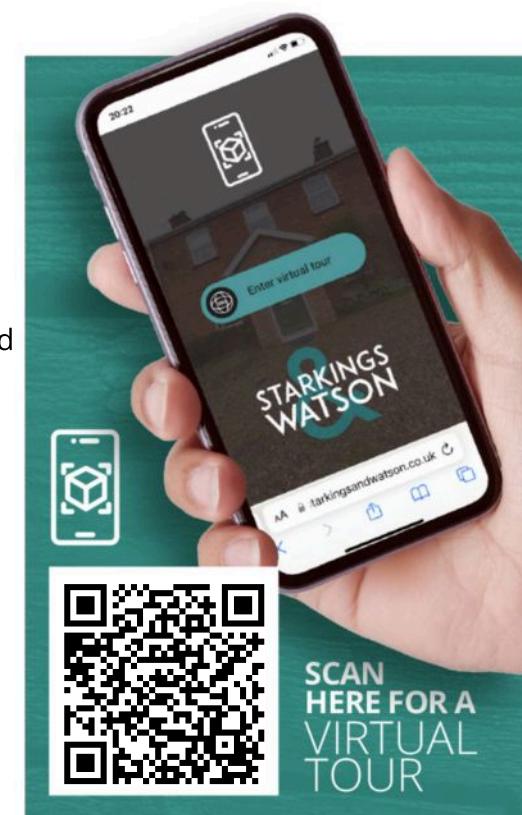
Heading inside and finished with tiled flooring, the entrance hall offers the ideal meet and greet space, with stairs rising to the first floor landing, and doors taking you to the sitting room and dining room. With stripped wood flooring underfoot and a feature fireplace creating a focal point to the room, the dining room enjoys dual aspect views to front and side, with high level ceilings above. The main living space is centred on a feature fireplace and inset cast iron wood burner, with fitted carpet underfoot and twin front facing windows which floods the room with excellent natural light. An exposed timber beam and high level ceilings, along with brickwork detailing creates a feature to one side, with an understairs storage cupboard and door to the inner hallway. With space for coats and shoes, wood effect flooring flows underfoot, with doors leading to the kitchen, utility room and ground floor bathroom. The bathroom has been re-fitted and includes a white three piece suite including a hand wash basin with a storage cupboard below, tiled splash-backs, heated towel rail, stripped wood flooring, feature brickwork detailing and rear facing window. The utility room offers access to the garden with a range of built-in storage and work surface space, along with room for a washing machine and tumble dryer, whilst being finished with wood effect flooring underfoot.

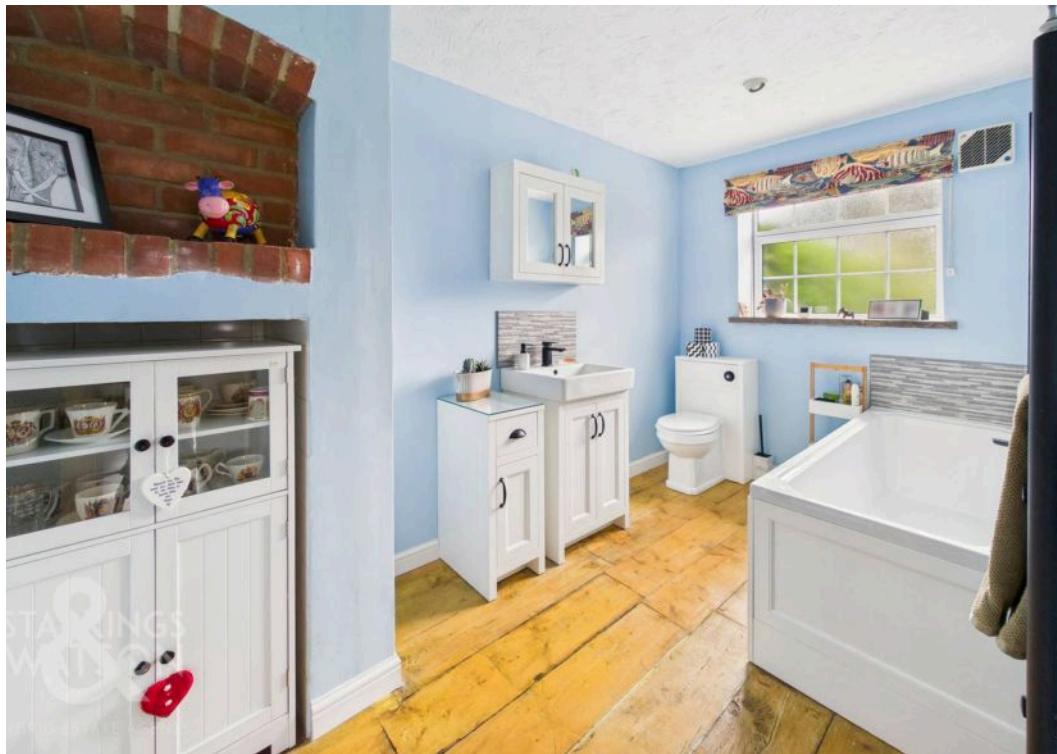
The kitchen has been re-fitted to offer a u-shaped arrangement of wall and base level units with composite work surfaces and a side facing window enjoying field views. Integrated cooking appliances include an inset electric ceramic hob with a glass splash-back and extractor fan, and built-in eye level electric oven and microwave combination. Wood effect flooring flows underfoot with space for an American style fridge freezer, and integrated dishwasher. A door takes you to the garden room beyond, finished with uPVC double glazed windows to side and rear, uPVC French doors leading out to the seating area, with tiled flooring and underfloor heating, and a vaulted ceiling with recessed spot lighting.

Heading upstairs, the carpeted landing leads to the three double bedrooms, two of which are finished with fitted carpet and one with stripped wood flooring. The two larger bedrooms enjoy dual aspect views across the adjacent fields, with the larger bedroom including a feature fireplace. The modernised shower room includes a white three piece suite with storage under the hand wash basin, walk-in shower cubicle with multi-jet rainfall shower, tiled splash-backs and tiled flooring, heated towel rail and walk-in eaves storage access - housing the solar panel controls and heating system.

AGENTS NOTES

The property benefits from solar panels and a feed in tariff. The current vendors receive a wayleave payment for the electricity pole to the side boundary.







THE GREAT OUTDOORS

Heading outside, the garden starts with a plum slate seating area, with an external oil fired central heating boiler and pathway leading down the garden - adjoined by lawned gardens to both sides. Enclosed within mature hedging, access leads to the detached garage and oil tank with an outside power supply, whilst a timber gate leads to a further working garden where storage sheds, greenhouse and raised vegetable beds can be found. Continuing the theme with views across adjacent fields, a range of mature planting and shrubbery provides privacy at the far boundary. The garage is accessed via an electric roller door to front or side access door, with storage above, power and lighting.

FIND US

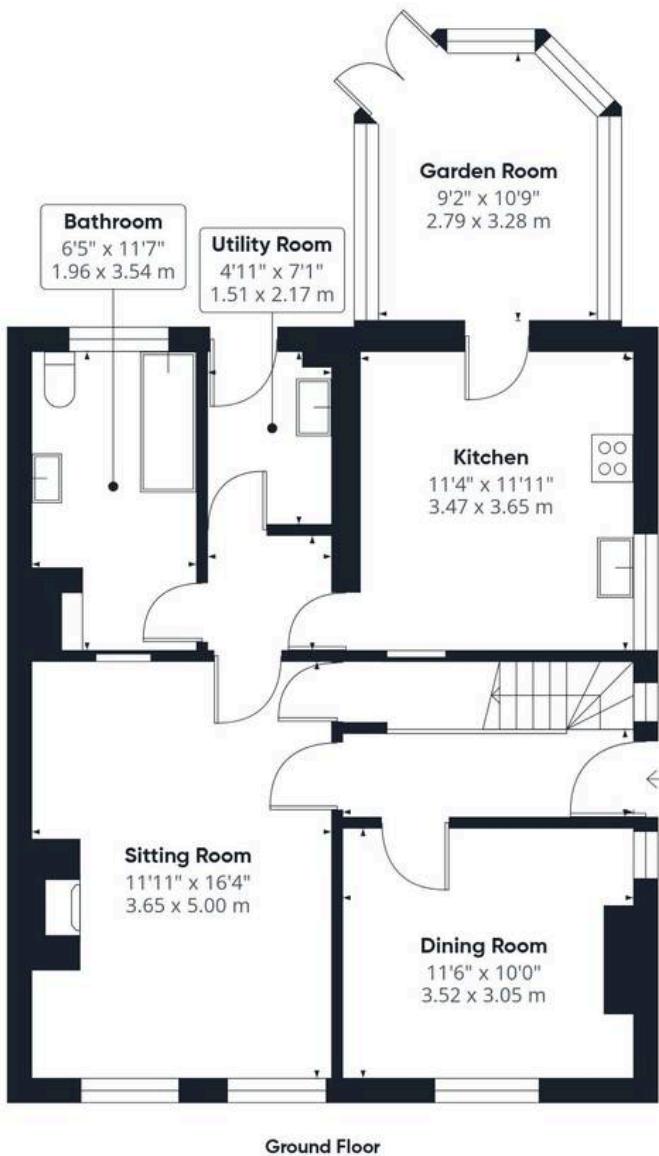
Postcode : NR14 8LF

What3Words : ///quilt.gently.waters

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Floor 1

Approximate total area⁽¹⁾

1318 ft²
122.2 m²

Reduced headroom

26 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.