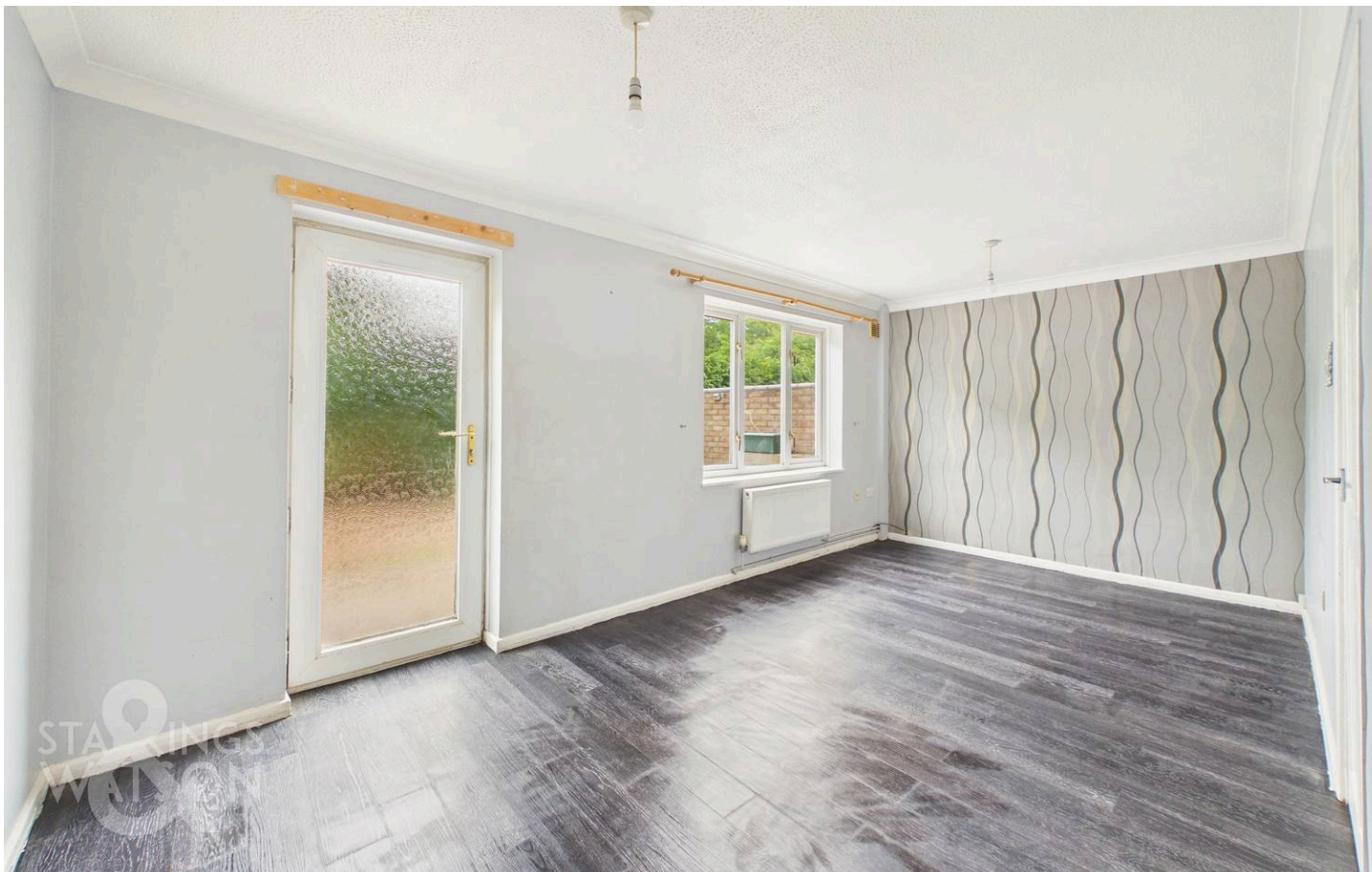




Swafield Street, Norwich - NR5 9EA

**STARKINGS  
&  
WATSON**

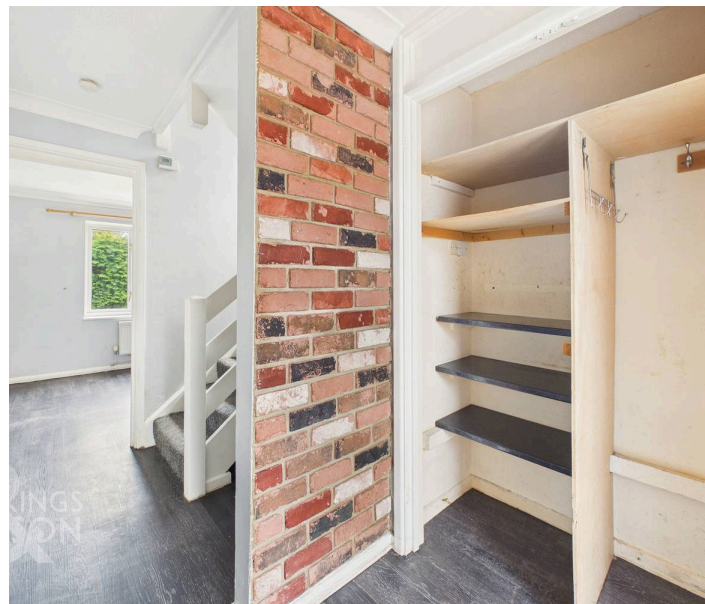
HYBRID ESTATE AGENTS



## Swafield Street

Norwich

NO CHAIN! This END-TERRACE FAMILY HOME presents a fantastic opportunity for buyers seeking a property with lots of potential to MODERNISE OR REMODEL, offering a flexible canvas to create your ideal living space. Set beside a peaceful COMMUNAL GREEN SPACE and within WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, this property combines convenience with a sense of community. Step through the welcoming HALLWAY ENTRANCE, where INTEGRATED STORAGE provides practical solutions for busy family life. The generous 17' SITTING ROOM is bright and inviting, OVERLOOKING THE GARDEN and offering plenty of space for relaxation or entertaining guests. The FULLY FITTED KITCHEN includes ample workspace and room for FREESTANDING APPLIANCES. Upstairs, THREE BEDROOMS open from the landing, each offering comfortable proportions and scope for personalisation. The SPLIT THREE PIECE FAMILY BATHROOM, complete with a SHOWER OVER THE BATH, is designed to meet the needs of a busy household.



With its well planned layout and adaptable spaces, this home is perfect for families looking to settle in a friendly neighbourhood. Adjacent PARKING SPACES further enhance the practicality, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

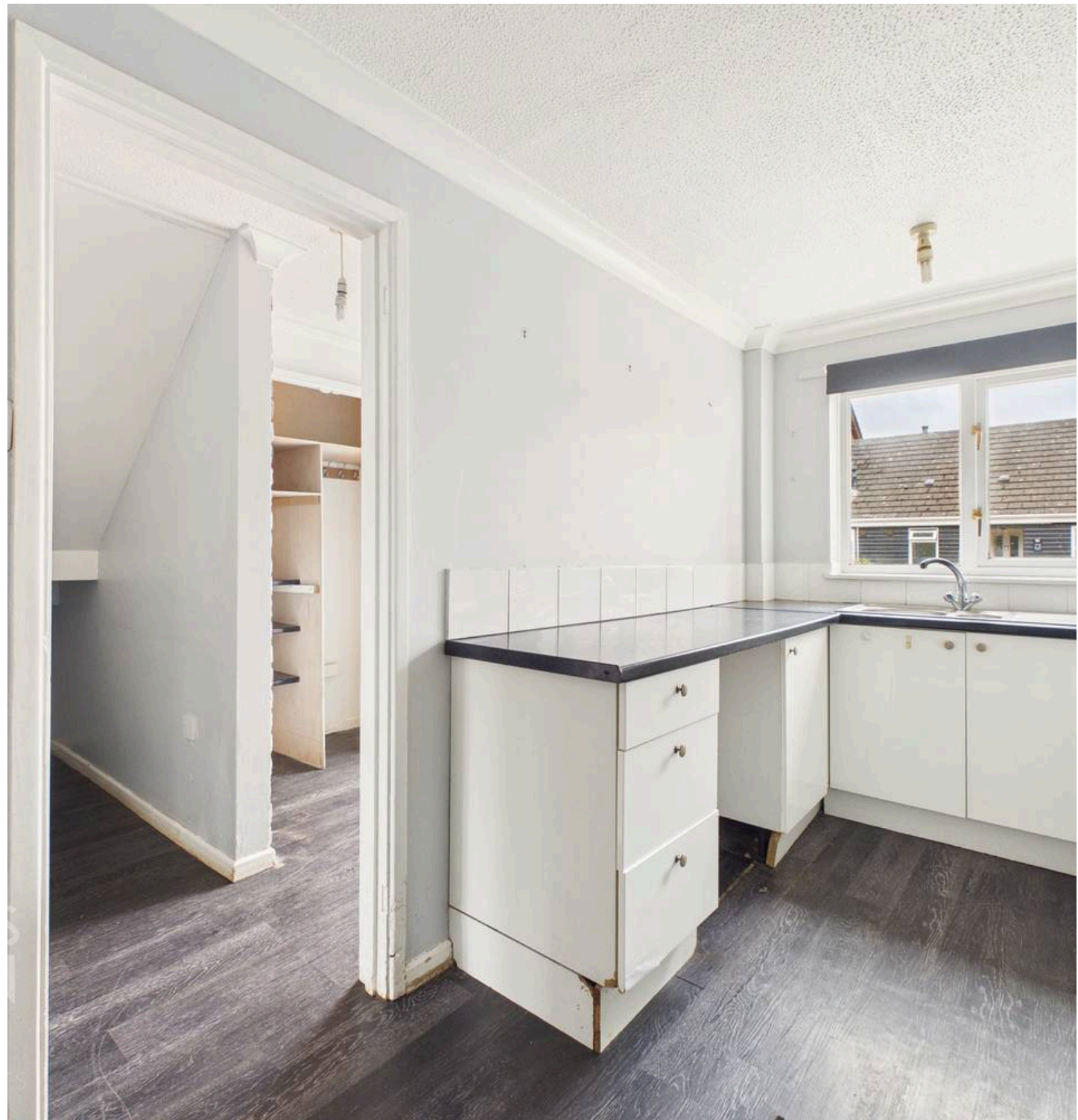
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- End-Terrace Family Home Next To Communal Green Space
- Lots Of Potential To Modernise/ Remodel
- 17' Sitting Room
- Fully Fitted Kitchen With Space For Freestanding Appliances
- Three Bedrooms Opening From The Landing
- Adjacent Parking Space
- Private & Enclosed Rear Garden

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools.



This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

#### SETTING THE SCENE

Set back from the road, the property boasts a larger than average frontage for the area, enclosed by a low level brick wall and laid to low maintenance shingle. The front of the home features a wooden latch and brace door opening integral storage shed, ideal for bicycles, while the adjacent door leads directly into the home.

#### THE GRAND TOUR

Stepping inside, the well proportioned entrance hall offers a perfect meet and greet space and boasts plentiful integrated storage, ideal for coats and shoes. Stairs rise to the first floor with further useful storage space tucked away beneath. Wood effect flooring runs underfoot and continues throughout the ground floor, leading into the 17' sitting room. This versatile room allows for a range of soft furnishing layouts alongside space for a formal dining table, with uPVC double glazed windows overlooking the garden and a glass door providing direct access outside. Adjacent, the fitted kitchen offers a range of wall and base storage units with wrap around worktops providing plenty of space for meal preparation. There is ample room for freestanding appliances and a stainless steel sink with an integrated drainer and mixer tap is positioned below the window.

Ascending the stairs to the carpeted first floor landing, two deceptively spacious integrated cupboards can be found, while internal doors open to three well proportioned bedrooms. All three bedrooms are well proportioned and feature carpeted flooring and radiators. Serving the accommodation is a split three piece family bathroom, which offers a two piece suite with a shower over the bath and a glass splashback, complemented by an adjacent separate W.C.

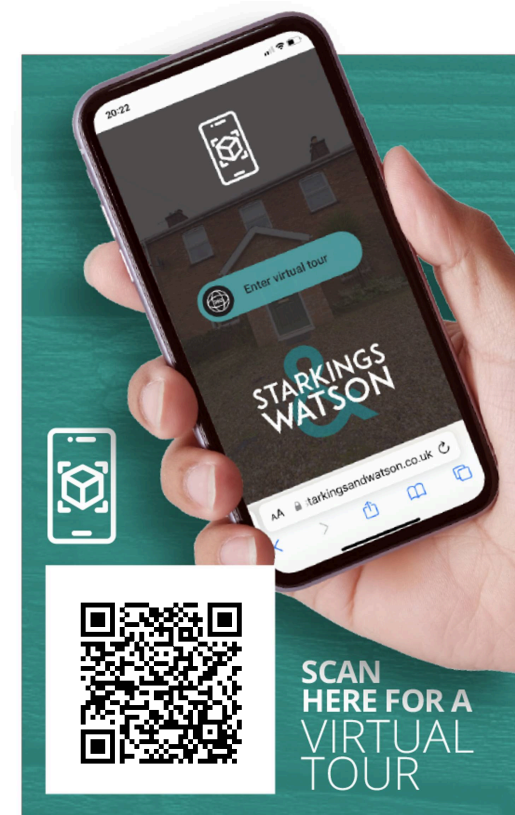
#### FIND US

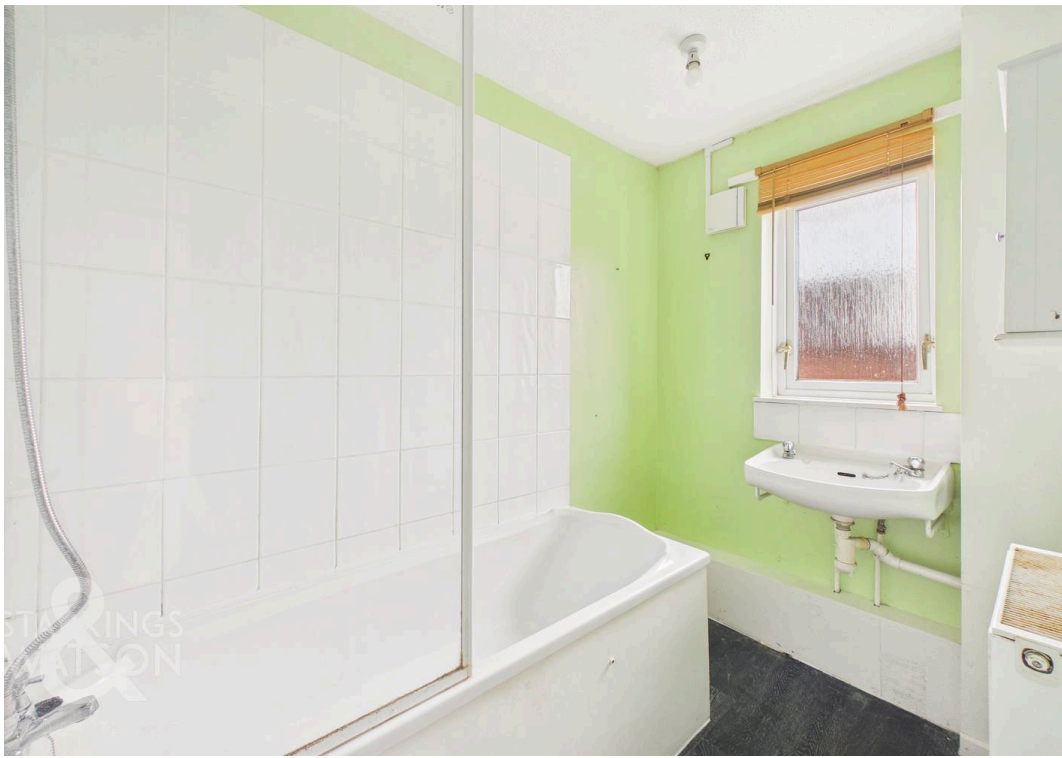
Postcode : NR5 9EA

What3Words : ///ticket.liner.retail

#### VIRTUAL TOUR

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



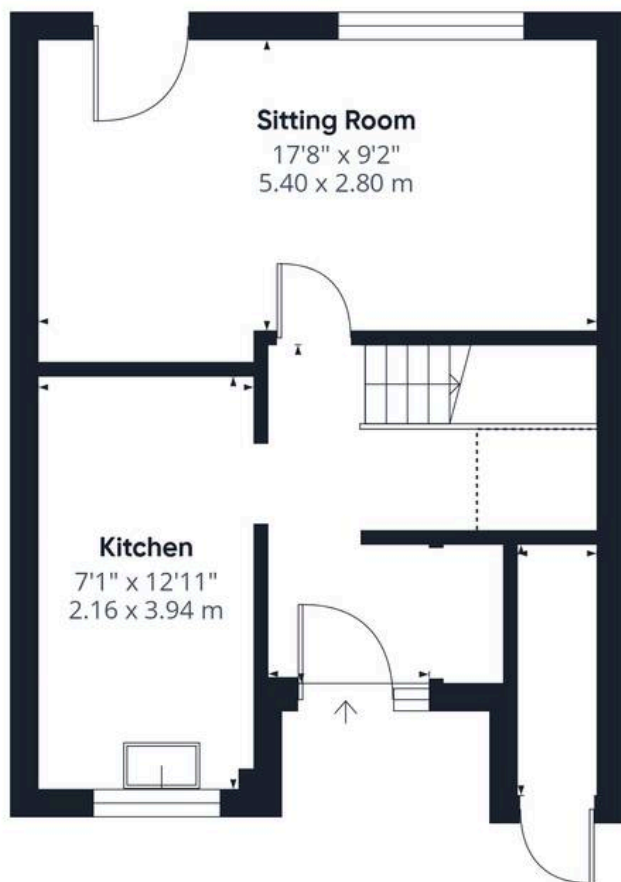




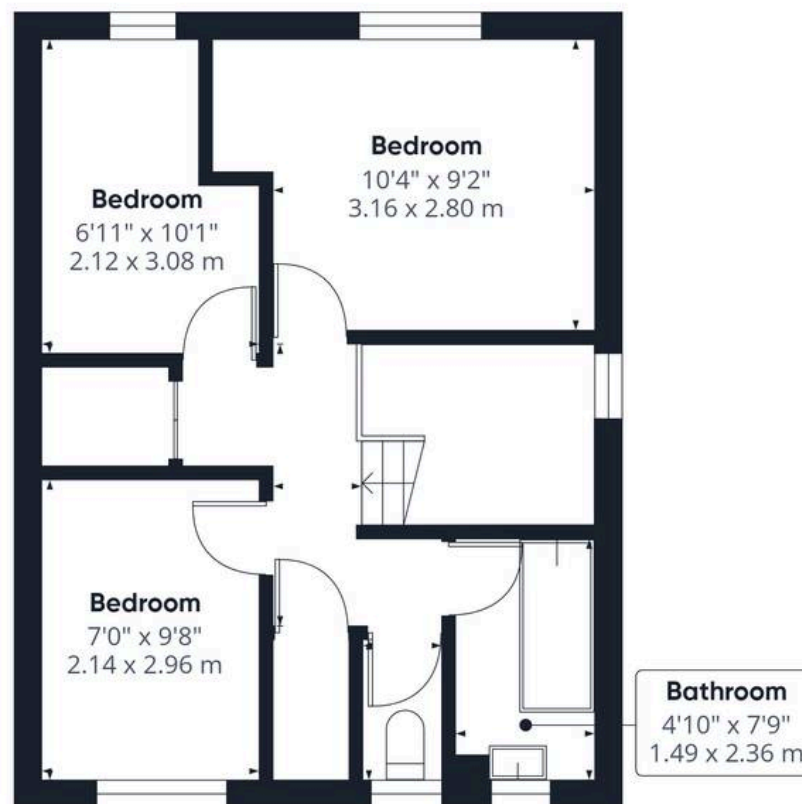
## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and opens onto a flagstone patio area, ideal for outdoor furniture and enjoying the summer months. A row of conifer trees provides excellent privacy along the rear boundary, leading down to the end of the garden where a wooden latch and brace gate allows direct access out to the adjacent parking area.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

734 ft<sup>2</sup>

68.1 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>

(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.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://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.