

propertyladder



Swansgate, Norwich, NR6

A Spacious Detached Four Bedroom Home With Double Garage

£375,000 FREEHOLD



Space, Location And Flexibility In Old Catton!

Set on the edge of the popular Swansgate development and facing onto Lodge Lane, this well-presented detached home offers generous accommodation, excellent outside space and an unusually strong selection of parking and garage facilities. The property is positioned along a shared drive serving just three detached homes, giving it a pleasant and relatively private setting.

Inside, the accommodation is both spacious and practical. A welcoming entrance hall leads into the ground floor, with a useful cloakroom and access to the principal living spaces.

The modern open-plan kitchen/dining room provides an excellent heart to the home, with plenty of space for dining and everyday family life. Doors open directly onto the rear garden, creating an easy connection between the kitchen and outside space. The impressive L-shaped living room provides a generous reception area with plenty of flexibility for different seating arrangements and family living.

Upstairs, there are four bedrooms, comprising three good-sized doubles and a single bedroom, making the property particularly well suited to families or buyers looking for additional space for a home office, dressing room or occasional bedroom. A modern family bathroom completes the first floor.



“modern open-plan kitchen/dining room provides an excellent heart to the home, with plenty of space for dining”



- Set on a shared drive of just three detached homes
- Modern open-plan kitchen/dining room
- Generous L-shaped living room
- Three double bedrooms plus single bedroom
- Modern family bathroom & ground-floor cloakroom
- Large double garage with power & lighting
- Gated driveway plus additional side parking
- Additional parcel of land with potential for parking



Location

Old Catton is one of Norwich's most popular residential areas, offering a highly convenient combination of village character, excellent amenities and easy access to the city. Swansgate is particularly well positioned for families, with a number of well-regarded schools, local shops, parks and everyday amenities close by. The property also benefits from being on the edge of the development, with its outlook towards Lodge Lane adding to its appeal.

The area offers excellent access to Norwich city centre, while the nearby Northern Distributor Road provides straightforward connections towards the A47, Norwich Airport and the wider Norfolk road network.

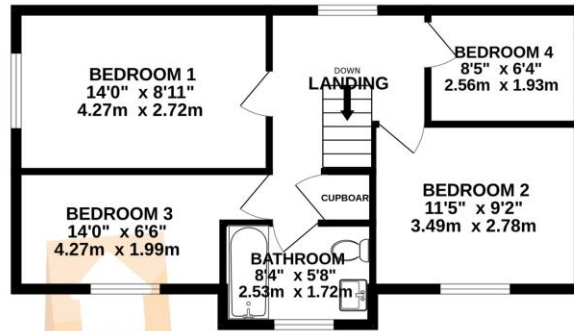


Outside

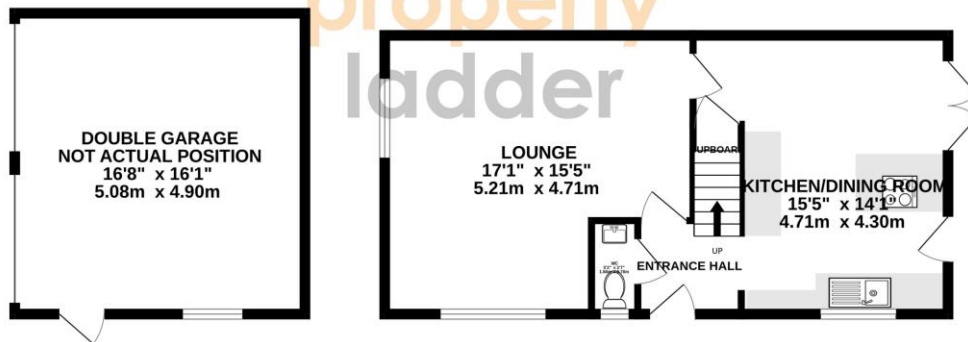
Outside, the property continues to impress. A gated driveway leads through to a large double garage, complete with power and lighting, providing excellent storage, workshop or parking potential. There is also a dedicated parking space to the side of the property, meaning parking is certainly not in short supply.

One of the property's more unusual features is the additional parcel of land positioned between the shared drive and Lodge Lane. This area is currently predominantly laid to lawn with a number of trees. Given its position, there may be scope for a future owner to explore whether it could be repurposed to provide additional parking, subject to any necessary consents, ownership restrictions and other requirements.

1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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