



Swafield Street, Norwich - NR5 9EA

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Swafield Street

Norwich

Situated within CLOSE PROXIMITY to the UEA, HOSPITAL, AMENITIES and TRANSPORT LINKS, this MODERNISED and IMMACULATELY PRESENTED END-TERRACE FAMILY HOME offers a superb blend of comfort and convenience. Step through the welcoming HALLWAY ENTRANCE, where stairs rise to the first floor and discover the spacious 15' SITTING ROOM, perfect for relaxing or entertaining guests. The heart of the home is the impressive 15' KITCHEN/BREAKFAST ROOM, recently refitted to a high standard and featuring a stylish BREAKFAST BAR and INTEGRATED APPLIANCES including a BRAND NEW OVEN and HOB. FRENCH DOORS open seamlessly from the kitchen to the garden, creating a wonderful sense of flow and light throughout the ground floor. Upstairs, THREE BEDROOMS open from the landing, each offering comfortable accommodation for family or guests. The MODERNISED split three piece FAMILY BATHROOM boasts contemporary fittings, including a shower over the bath, ensuring both functionality and style. Stepping outside, rarely available



DRIVEWAY PARKING adjacent to the property leads to a BRICK OUTBUILDING ideal as a bicycle store. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN has been lovingly LANDSCAPED by the current vendors.

Council Tax band: B

Tenure: Freehold

- Modernised & Well Presented End-Terrace Family Home
- Within Close Proximity To The UEA, Hospital, Amenities & Transport Links
- 15' Newly Refitted Kitchen/ Breakfast Room
- Spacious 15' Sitting Room
- Three Bedrooms Opening From The Landing
- Modernised Split Three Piece Family Bathroom
- Landscaped Private & Fully Enclosed Garden
- Driveway Parking & Bicycle/ Store Outbuilding

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 features a low maintenance frontage enclosed by a low level brick wall, laid to patio and complemented by various shrubs and plantings. An adjacent driveway provides convenient off-road parking for two vehicles, while the main entrance is located at the front of the home, sheltered under an open porch.

## THE GRAND TOUR

Stepping inside, the light and bright entrance hall offers a perfect meet and greet space, featuring a modern glass balustrade staircase leading up to the first floor. Hard flooring runs underfoot and continues into the 15' sitting room, enjoying a front facing aspect with skimmed ceilings and LED spotlights that provide plenty of light. The room offers great versatility for a variety of soft furnishing layouts. At the end of the hall, a further internal door opens into the recently refitted 15' kitchen and breakfast room. The kitchen itself boasts extensive storage from a range of wall and base units, alongside brand new integrated appliances including an oven, an inset electric hob and an extractor fan overhead. Wrap around worktops extend to create a breakfast bar. Ample space and plumbing for a dishwasher, a washing machine, and a tumble dryer are also available. Tiled flooring runs underfoot, a useful integrated cupboard provides extra storage and French doors open directly onto the garden.

Ascending the stairs to the carpeted first floor landing, you will find loft access overhead and a handy integrated airing cupboard. Internal doors open to three well proportioned bedrooms. The main bedroom currently accommodates a single bed and a desk setup but would comfortably house a double bed, while the second bedroom is a good sized double featuring generous integrated wardrobe space. The third bedroom is a practical single room.

Serving the bedrooms from across the landing is the beautifully refitted split family washroom, comprising a two piece bathroom with a shower over the bath, a glass splashback, stunning tiled surrounds and a heated towel rail, complemented by an adjacent separate W.C with an additional heated towel rail.

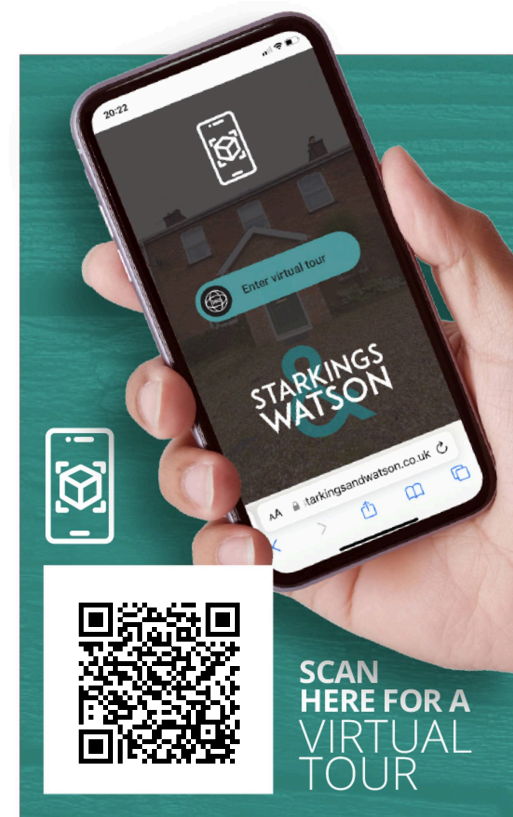
## FIND US

Postcode : NR5 9EA

What3Words : ///coffee.intro.trails

## VIRTUAL TOUR

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

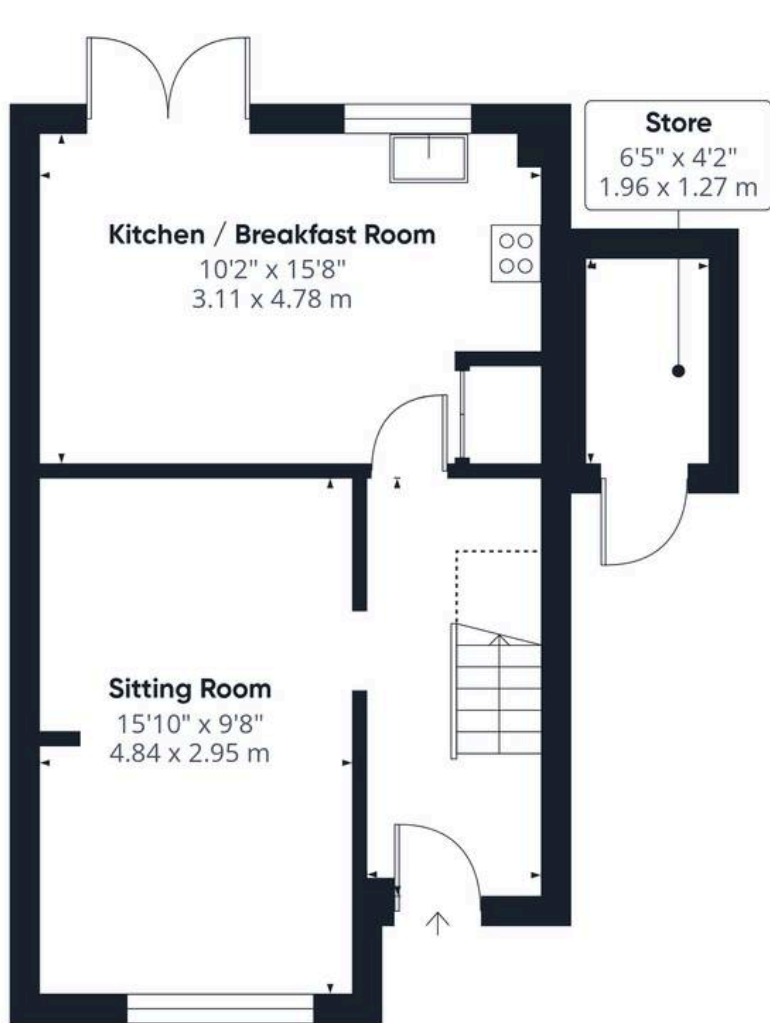




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is larger than average for the development and is fully enclosed by timber panel fencing. The space opens onto a slate patio featuring a wooden pergola, providing an ideal spot for outdoor furniture and enjoying the warmer months. The remainder of the garden is laid to lawn, with a decorative low level wooden fence enclosing a children's play space. Tucked around to the side, the timber outbuilding is fully plastered inside and equipped with an electric storage heater, offering excellent versatility for a range of uses such as a home office or hobby room. From here, a wooden latch-and-brace gate leads out to an additional brick-built storage shed and the driveway parking.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

829 ft<sup>2</sup>  
77.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 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**



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