



Main Road, Swardeston - NR14 8DN

**STARKINGS
& WATSON**

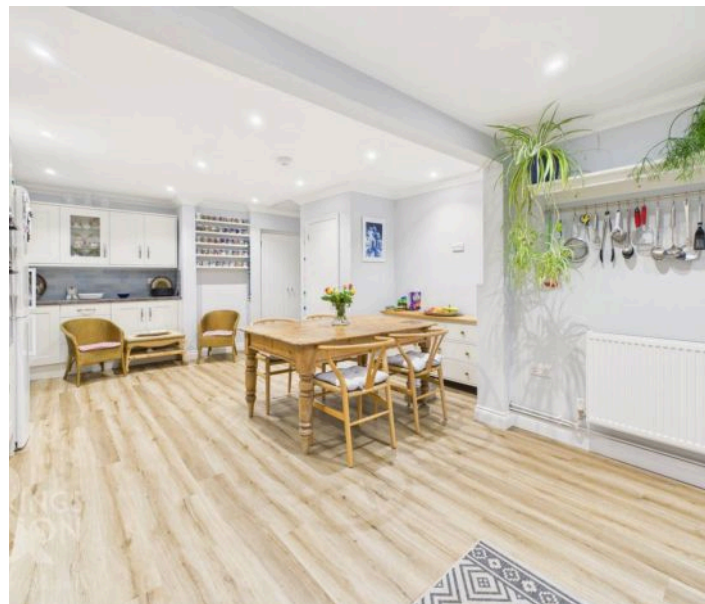
HYBRID ESTATE AGENTS



Main Road

Swardeston, Norwich

Guide Price £475,000-£500,000. This DETACHED BUNGALOW occupies a 0.2 ACRE PLOT (stms), on the outskirts of NORWICH, within the RURAL VILLAGE of SWARDESTON. Having been UPDATED and MODERNISED, the interior includes NEW PLUMBING and ELECTRICAL WIRING, along with GAS FIRED CENTRAL HEATING. Offering both COMFORT and STYLE, the property offers approximately 1251 sq. ft (stms) of thoughtfully designed accommodation, including an IMPRESSIVE 18' SITTING ROOM with a striking CAST IRON WOOD BURNER as its centrepiece - perfect for cosy evenings. The expansive 22' KITCHEN/DINING ROOM is beautifully appointed with integrated COOKING APPLIANCES and ample space for entertaining. A bright and inviting 13' GARDEN ROOM sits under a VAULTED CEILING, complete with FRENCH DOORS opening onto the patio, seamlessly CONNECTS INDOOR and OUTDOOR LIVING. THREE well-proportioned DOUBLE BEDROOMS provide flexible accommodation for families or guests, while the LUXURY FAMILY BATHROOM features a contemporary WALK-IN SHOWER and premium fittings, creating a spa-like retreat within your own home. The beautifully LANDSCAPED REAR GARDENS, are mainly laid to lawn and enclosed by timber panel fencing for both privacy and security. Mature planting and established shrubbery line the borders, offering YEAR-ROUND COLOUR and INTEREST. A series of timber sheds are discreetly positioned to the rear of the garage, providing plentiful storage solutions or space for hobbies. The garage itself is equipped with both power and lighting, and includes a dedicated workshop area in addition to secure parking.



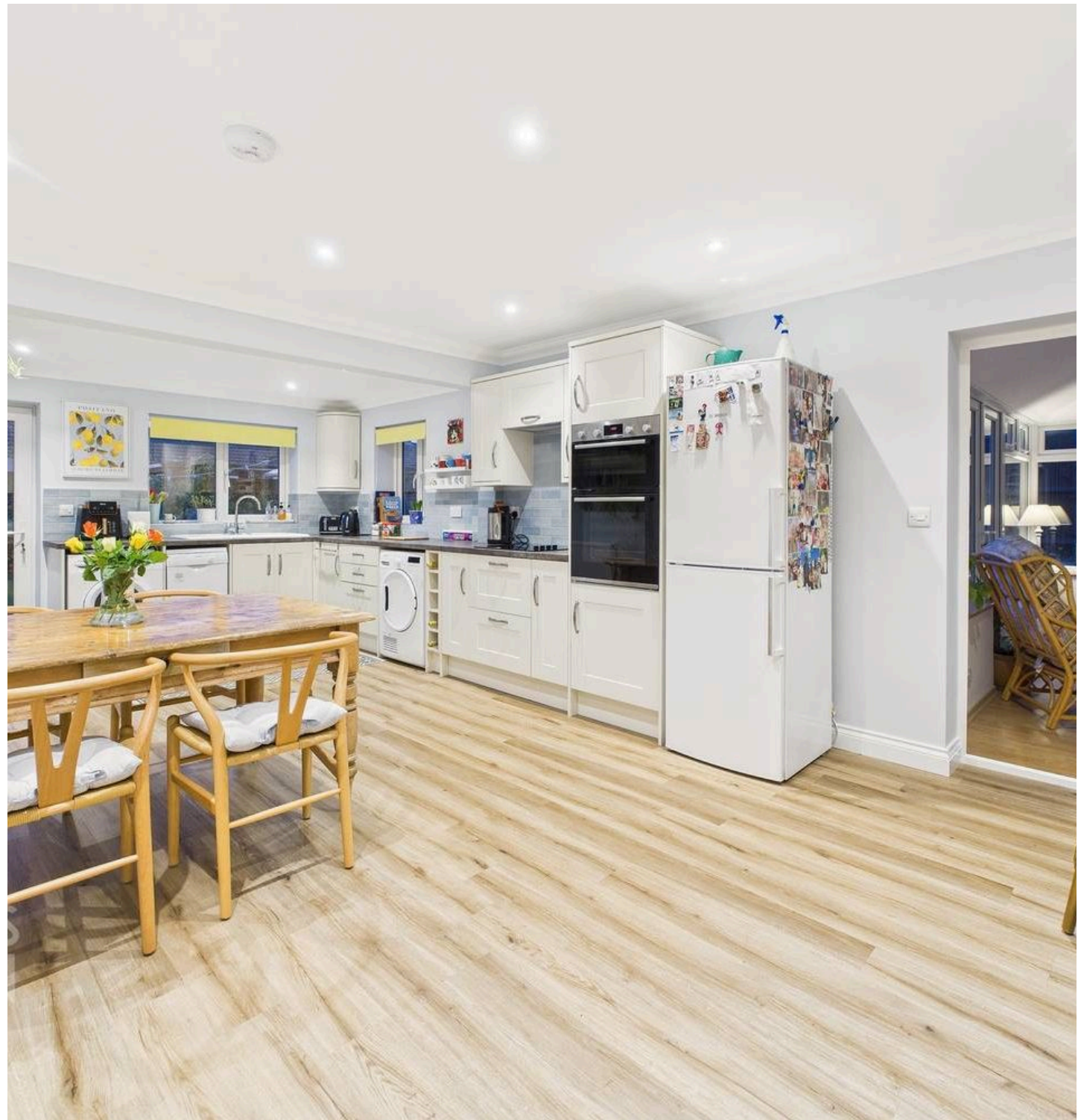
Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: C

- Extended & Modernised Detached Bungalow
- Approx. 0.20 Acre Plot (stms)
- Approx. 1251 Sq. ft (stms) of Accommodation
- 18' Sitting Room with Cast Iron Wood Burner
- 22' Kitchen/Dining Room with Integrated Cooking Appliances
- 13' Garden Room with French Doors to the Patio
- Three Double Bedrooms
- Luxury Bathroom with Walk-in Shower

The popular South Norwich village of Swardeston is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger village of Mulbarton. The village has a church, bakery, beauticians shop 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 approached via a shingle driveway, ample parking and turning space is provided, leading to the main property and detached garage. Lawned gardens can be found to front with wrap around high level hedging, offering a high degree of privacy, whilst open access leads to the side patio and rear garden.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot for ease of maintenance, useful built-in double storage cupboard and doors leading off to the bedroom and living accommodation. The separation between the bedroom and living accommodation is excellent, with the bedrooms running down the left hand side of the bungalow, and the main living space sitting opposite. All of the bedrooms are double in size, with fitted carpet underfoot and uPVC double glazing. The rear bedroom offers an ideal recess for built-in wardrobes, or to create an en suite. Sitting adjacent, the luxury extended family bathroom offers a contrasting style and design, with attractive tiled splash-backs and a four piece suite including a feature hand wash basin with built-in storage below, panelled bath and walk-in double shower cubicle with a thermostatically controlled shower and heated towel rail. The sitting room sits to the front of the property with a feature cast iron wood burner and tiled hearth creating a focal point to the room, with a large picture window overlooking the front driveway and gardens. Fitted carpet can be found underfoot, with French doors opening up to the adjacent garden room - flooded with excellent natural light and with windows to side and rear. French doors lead out to the large patio, with wood effect flooring underfoot and central heating installed. A further set of French doors open up to the kitchen, creating an open plan flow where this sizeable extended room offers an abundance of storage and ample space for a dining table or soft furnishings.

The kitchen units are arranged in an L-shaped design with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, with ample space for general white goods including a fridge freezer, dishwasher, washing machine and tumble dryer. Wood effect flooring runs through the space, flowing seamlessly from the hall entrance, with a further arrangement of built-in storage cupboards, whilst tile splashbacks run around the work surface. A useful loft access and ladder offer storage.

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VIRTUAL TOUR

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







THE GREAT OUTDOORS

To the outside, the rear gardens are laid to lawn, and enclosed within timber panel fencing with a wide variety of mature planting and shrubbery to the borders. A range of timber sheds sit the rear of the garage, with the garage offering workshop and storage space alongside the main garage itself. The patio seating area is a sizeable space to enjoy the afternoon sun, wrapping around the property and garden room, with an open aspect to the front gardens. The garage is accessed via an up and over door to front, with power and lighting installed.





Approximate total area⁽¹⁾

1251 ft²

116.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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