



THE STORY OF

Hoppingjacks

Swannington, Norfolk

SOWERBYS



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Hoppingjacks

Swannington, Norfolk
NR9 5NW

Substantial Detached Village Residence
Extending to Over 2,900 Sq. Ft.

Four Well-Proportioned Bedrooms

Generous Sitting Room with Bright Bay Window

Separate Drawing Room and Dedicated Study

Spacious Kitchen/Dining Room

Utility and Boot Room

Integral Garage and Ample
Gravelled Driveway Parking

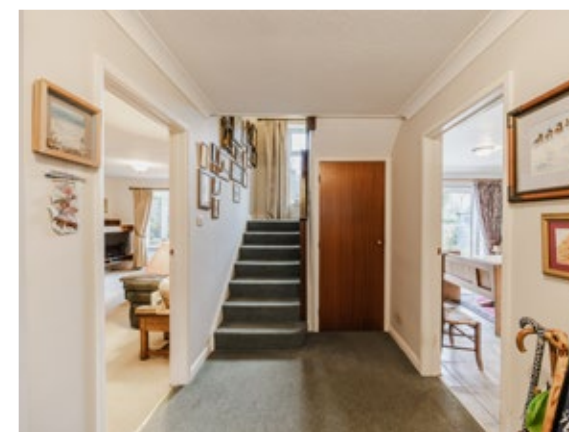
Private, Mature Gardens with Excellent
Outdoor Entertaining Space

Peaceful Position Along The
Street in Swannington

Easy Access to Norwich and
Surrounding Norfolk Countryside

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Occupying a peaceful position along The Street in the heart of Swannington, Hoppingjacks is a substantial detached family home extending to over 2,900 sq. ft., offering beautifully balanced accommodation and a setting that perfectly captures the essence of Norfolk village life. Within easy reach of Norwich, the property provides the ideal blend of rural calm and city accessibility.

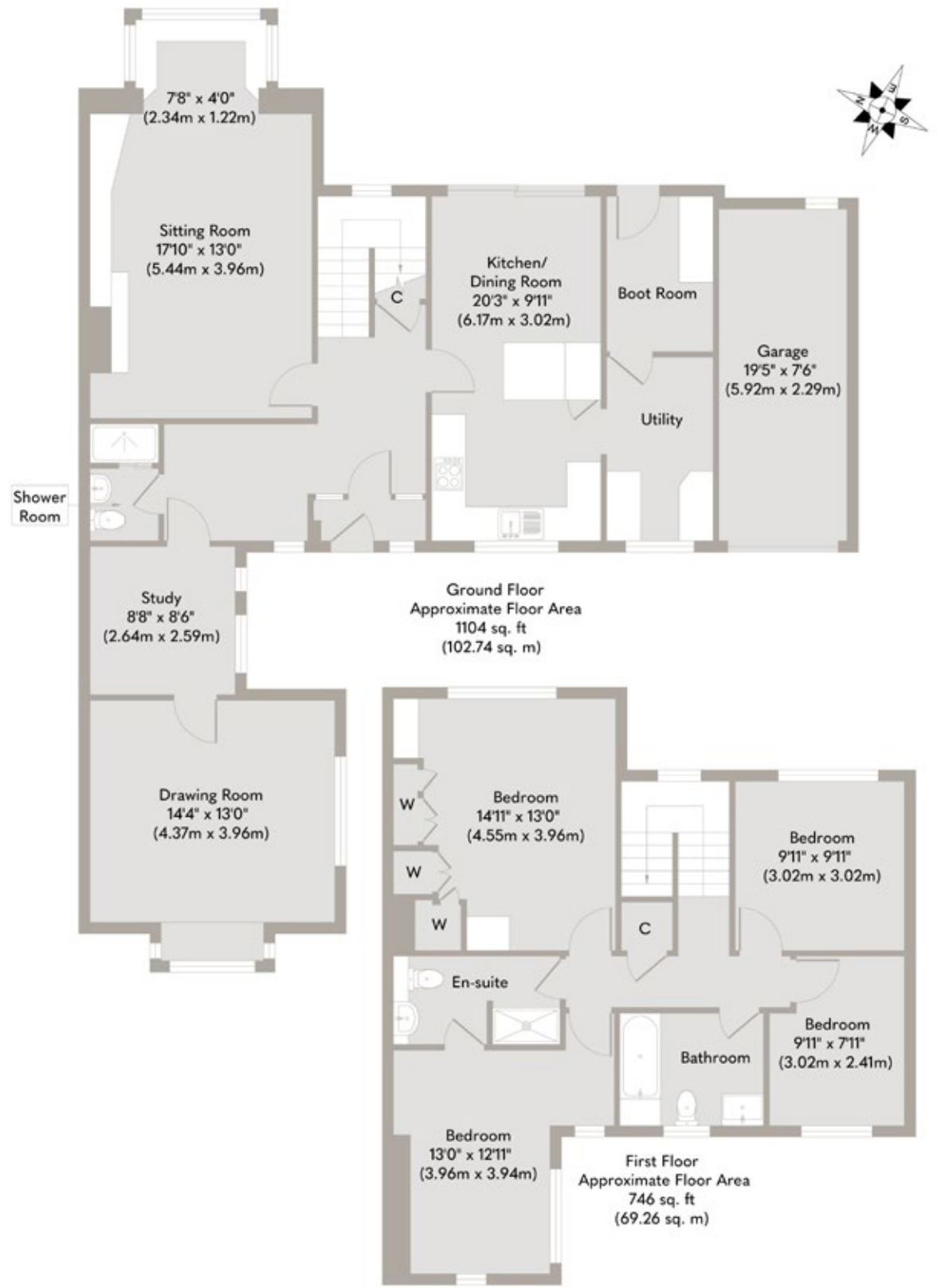
The house presents an attractive brick façade, softened by handsome Virginia Creeper, with a generous gravelled driveway and integral garage creating a welcoming first impression. Internally, the accommodation is both versatile and well-proportioned, designed to evolve with modern family living.

The sitting room is a particularly impressive space, extending to over 17 feet and enjoying a beautiful and bright bay window allowing natural light to pour in. A separate drawing room offers a more formal retreat, while a dedicated study provides the ideal environment for home working. At the heart of the home lies the kitchen/dining room, thoughtfully arranged with extensive cabinetry and ample preparation space, flowing naturally into the utility and boot room - perfectly suited to country living.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom benefits from fitted storage and pleasant garden views, a dual access en-suite serves the second bedroom whilst the remaining bedrooms are served by a family bathroom, creating comfortable accommodation for both family and guests.

The gardens provide privacy and space for outdoor entertaining, children at play or quiet enjoyment of the surrounding landscape. With countryside walks from the doorstep and a strong sense of community within the village, Hoppingjacks represents an exceptional opportunity to secure a lifestyle-led home in one of Norfolk's most desirable village settings - a home of substance, warmth and enduring appeal.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Swannington

A PEACEFUL NORFOLK HAMLET

Nestled in the heart of Norfolk's countryside, Swannington is a charming village that epitomises peaceful rural living just a short drive from city conveniences. Situated around 8-9 miles north-west of Norwich, this small community is framed by farmland and ancient footpaths, offering a quiet yet connected lifestyle for those drawn to slow-paced living and open skies.

At its heart stands St. Margaret's Church, a heritage building with architectural features spanning centuries - from stained-glass windows to a storied roof - welcoming visitors year-round. Swannington's tranquil green, adorned with a traditional village pump and stream, provides a focal point for local life and the backdrop for events such as biennial open-gardens days, where residents share their horticultural pride with visitors.

The village itself has limited everyday amenities, fostering a true sense of countryside community; there's a farm butchery offering online orders, a garden centre/nursery, and a children's play area, with additional services and shops accessible in nearby towns such as Reepham and Aylsham.

Outdoor enthusiasts will feel at home here. Footpaths lace the surrounding fields, woodland and open spaces, connecting with Marriott's Way, a much-loved long-distance walking and cycling route that threads through Norfolk's scenic landscapes. For those who enjoy rambling or cycling, the countryside offers endless discovery and a refreshing escape from busier urban centres.



Note from the Vendor



Dining End of Kitchen

“One of my favourite spots in the house is the dining area of the kitchen, which enjoys lovely views over the garden.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0236-3922-4500-0419-8296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///notes.grips.highs

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SOWERBYS

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