



THE STORY OF

The Smithy

Swardeston, Norfolk

SOWERBYS



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The Smithy

Swardeston, Norfolk
NR14 8DR

Prime Residential Location

Attractive Detached Bungalow

Light-Filled Sitting Room with Feature Fireplace

Stylish Fitted Kitchen/Breakfast Room

Three Generously Sized Bedrooms

Modern Family Bathroom

Useful Side Entrance Lobby

Cloakroom and Walk-In Pantry

Spacious Double Garage

Stunning Mature Gardens with Delightful
Orchard Across 0.7 acres (STMS)

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The Smithy is a superb well appointed three bedroom bungalow that enjoys a wonderful garden extending to approximately 0.7 acres (STMS). The joy of having no near neighbours but still maintaining a village location and easy access to the Cathedral City of Norwich. The property itself offers a lovely sitting room with a fireplace, well fitted kitchen breakfast room with plenty of storage and workspace. Three great bedrooms and a family bathroom. In addition you will find a side lobby and access to a cloakroom, pantry and the double garage. Given the location within this great plot, the property lends itself to further extend subject of the relevant consents.

The Smithy is approached via a five bar gate on to a gravelled driveway serving parking. Perfectly screened to give plenty of privacy from the established boundary hedging. Extending to approximately 0.7 acres (STMS), you have a sweeping lawn, a wide range of planting, specimen trees, a productive orchard and a well placed walled terrace. Ideal for relaxing or entertaining friends and family.





Light-filled living spaces
with everything you need
on one level.





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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Swardeston

IS THE PLACE TO
CALL HOME

The pretty village of Swardeston is in south Norfolk, close to the city of Norwich and the popular residential areas of Mulbarton and Cringleford. Swardeston Common is a haven for wildlife and is popular with walkers and there are numerous footpaths on the doorstep. There's a friendly and welcoming community, and the cricket pitch and pavilion are well used by the village residents.

About five miles away, Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



“Beautiful gardens, a productive orchard and space to enjoy every season.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref - 2701-4151-1711-0110-1716

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: ///mend.pushy.waddle

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SOWERBYS

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