

Swafield Street, Norwich - NR5 9EA

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Swafield Street

Norwich

NO CHAIN! Tucked away at the end of a quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE offers in excess of 1,000 Sq. Ft (stms) of accommodation, a perfect FIRST TIME BUY or INVESTMENT. Step inside to the HALLWAY ENTRANCE, offering INTEGRATED STORAGE and a conveniently located two piece W.C. The 23' OPEN PLAN KITCHEN, SITTING and DINING ROOM is the heart of the home, an inviting social space perfect for entertaining or cosy nights in. The kitchen itself benefits from INTEGRATED APPLIANCES and further room for white goods. Heading upstairs, THREE BEDROOMS open from the landing, serviced by a three piece FAMILY BATHROOM. Heading outside, DRIVEWAY PARKING to the front leads to the 14' GARAGE, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED including a BRICK SHED outbuilding.

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

- No Chain!
- Semi-Detached House
- In Excess of 1,000 Sq. Ft (stms)
- End Of Cul-De-Sac Setting
- 23' Open Plan Sitting/ Kitchen/ Dining Room
- Three Bedrooms Off Landing
- Private & Enclosed Garden With Brick Shed
- Driveway Parking & Garage

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
The property can be found set back from the road offering a tucked away positioning with a brick wall enclosed frontage with a wooden gate opening, the main entrance can be found to the front, under an open porch.

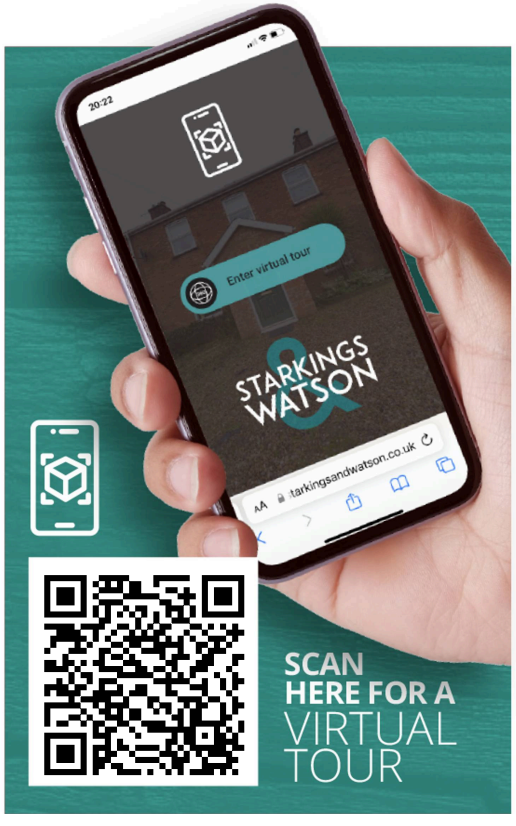


THE GRAND TOUR
Stepping inside, the hallway entrance offers stairs rising to the first floor with integrated storage beneath and a further storage cupboard adjacent, completed by a conveniently located two piece W.C. The doorway opens to the open living space. The kitchen offers a wide range of wall and base storage units with integrated cooking appliances including an oven, inset glass four burner electric hob and extractor. Undercounter space is also available for a washing machine and dishwasher and ample worktop space for food preparation. Hard flooring continues to the open plan sitting and dining room, offering versatility for a range of soft furnishing layouts and formal dining with uPVC double glazed windows and French door opening to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above. In addition, two deceptively capacious cupboards provide plentiful storage space and doors open to three well sized bedrooms. The main bedroom offers hard flooring underfoot for ease of maintenance, enjoying a rear facing aspect with space for integrated wardrobes and further storage furniture. The second and third bedrooms enjoy continued hard flooring, uPVC double glazed windows. Also opening from the landing, the three piece family bathroom completes the accommodation, with a corner bath and shower above with a tiled splashback.

FIND US
Postcode : NR5 9EA
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VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.















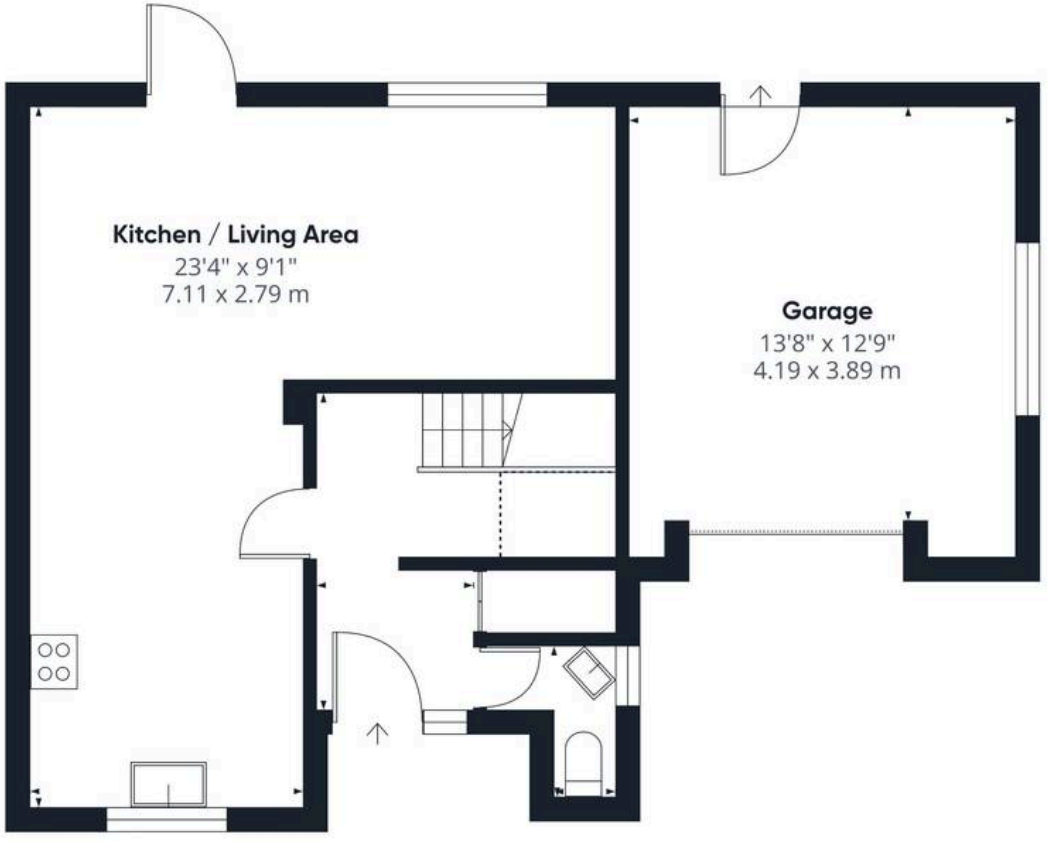


THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, Initially offering a raised walkway with a step down to a flagstone patio, perfect for outdoor furniture to enjoy the summer months. A separate door allows pedestrian access to the garage with the walkway wrapping around to a separate brick shed. A wooden gate allowing access back to the front.

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Ground Floor



Floor 1



Approximate total area(1)

990 ft²

91.9 m²

Reduced headroom

10 ft²

1 m²

(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.

GIRAFFE360



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