



2 Chestnut Close | Swardeston | Norwich | NR14 8FA

Offers Over £350,000

****BEAUTIFULLY PRESENTED THREE-BEDROOM HOME BACKING ONTO THE COMMON AND TRANQUIL WATERWAY****

This beautifully presented three-bedroom home is situated in a highly desirable location and offers a rare combination of modern living, privacy and natural surroundings. A standout feature of the property is its peaceful rear aspect, backing onto a tranquil waterway that leads towards the well-known Swardeston Common, creating a unique semi-rural feel while still being within easy reach of local amenities.

Internally, the property offers spacious and well-balanced accommodation throughout, including a modern fitted kitchen, generous lounge with access to a heated conservatory, three bedrooms with an en-suite to the principal bedroom, and a stylish family bathroom. Externally, the home benefits from ample off-road parking, a private enclosed rear garden, and the added advantage of an en-bloc garage, providing secure parking or useful additional storage. This is an ideal choice for families or those seeking a quiet, well-connected lifestyle in an attractive setting.



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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 1153 sq.ft. (107.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors 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. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropac (2020) for green.

Location:

Swardeston is a charming village located just south of Norwich, offering a blend of rural tranquillity and convenient access to city amenities. The area is known for its community spirit, scenic countryside, plus proximity to reputable schools and local shops. Excellent transport links make it an ideal location for commuters seeking a retreat from urban life.

Accommodation Comprises:

Front door to:

Entrance Hall:

A welcoming entrance hall with laminate flooring, radiator, and stairs leading to the first floor. Access is provided to the kitchen, lounge, and downstairs WC.

Kitchen: 13'1" x 9'2"

A beautifully appointed contemporary kitchen featuring a range of wall and base units with rolled-edge work surfaces. Includes a fitted double oven, electric induction hob with extractor, integrated fridge/freezer, dishwasher, and washing machine. Finished with tiled flooring and splashbacks, with a window overlooking the front aspect.

Lounge: 17'0" x 15'5"

A spacious and stylish lounge with a feature wood burner. Sliding doors open into the conservatory, creating an excellent entertaining space.

Conservatory / Garden room 17'0" x 8'2"

A generous conservatory with tiled flooring and heating, making it suitable for use throughout the year. French doors lead directly into the rear garden.

Downstairs WC

Fitted with a low-level WC and wash hand basin, complemented by tiled splashbacks and laminate flooring.

Bedroom One: 11'1" x 10'5"

A comfortable principal bedroom with a rear-facing window, radiator, carpeted flooring, and direct access to the en-suite shower room.

En-Suite:

Comprising a walk-in shower cubicle, low-level WC, and vanity unit with inset wash hand basin, finished with tiled splashbacks.

Family Bathroom:

A beautifully refitted bathroom featuring a bath with shower over and glass screen, low-level WC, and vanity unit with inset wash hand basin. Additional benefits include tiled flooring, heated towel rail, airing cupboard, and a rear-facing window.

Bedroom Two: 13'5" x 7'10"

Front-facing window and radiator.

Bedroom Three: 9'2" x 7'10"

Currently used as a dressing room and office, featuring fitted Sharp built-in wardrobes.

Outside Front:

Occupying an attractive frontage, the property is approached via a substantial shingle driveway providing extensive off-road parking. The well-presented frontage complements the home beautifully and contributes to its strong kerb appeal. Also the added advantage of an en-bloc garage, providing secure parking or useful additional storage

Outside Rear:

Rear Garden

The property enjoys a beautifully private and fully enclosed rear garden, providing an ideal space for relaxation, entertaining and family life. A particular feature of the garden is its attractive outlook, backing onto a tranquil waterway that creates a natural buffer between the property and the renowned Swardeston Common. This unique setting offers a wonderful sense of privacy and seclusion, while allowing residents to enjoy picturesque views and an abundance of local wildlife.

Tenure:

Utilities:

Local Authority:


South Norfolk Council - Tax Band C

Disclaimer:

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Local Authority

South Norfolk

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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