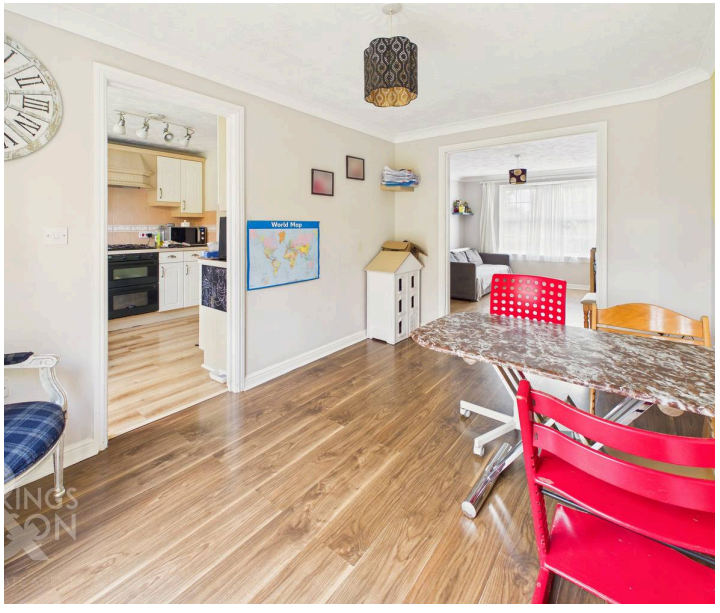


The Swale, Norwich - NR5 9HE

STARKINGS & WATSON

HYBRID ESTATE AGENTS







The Swale

Norwich

Nestled in a QUIET CUL-DE-SAC on the edge of the popular residential location of THREE SCORE, this impressive THREE BEDROOM DETACHED HOUSE offers almost 1000 SQFT OF ACCOMMODATION (stms) designed for comfortable family living. The house has been maintained to fine level but could benefit from some updating which is reflected in the price. Step through the welcoming entrance hallway and discover a bright SITTING ROOM, which seamlessly flows into the SEMI-OPEN PLAN DINING ROOM, creating a versatile space ideal for both relaxation and entertaining (French doors provide easy access to the garden). The KITCHEN offers ample workspace and storage, while a convenient W/C completes the ground floor accommodation. Upstairs, THREE AMPLE BEDROOMS await with various BUILT-IN STORAGE options, ensuring there is space for every need. The PRINCIPAL BEDROOM features its own EN-SUITE SHOWER ROOM, while the remaining bedrooms are served by a FAMILY BATHROOM. Additional highlights include DOUBLE GLAZING, GAS CENTRAL HEATING, and a welcoming, light-filled atmosphere throughout.

A SINGLE GARAGE and DRIVEWAY PARKING ensure practicality for busy households, making this a truly versatile DETACHED FAMILY HOME. A real highlight is the enclosed and very generous rear garden ideal for family life!

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

- Detached Family Home
- Situated In A Quiet Cul-De-Sac Position On the Edge Of Three Score
- Almost 1000 SQFT Of Accommodation (stms)
- Sitting Room Semi-Open Plan To The Dining Room
- Three Ample Bedrooms With Various Built In Storage
- En-Suite Shower Room, Family Bathroom & W/C
- Generous & Fully Enclosed Rear Gardens Ideal For Families
- Driveway Parking Single Garage

The Norwich City suburb of Three Score 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 University Hospital, the University of East Anglia and the Norwich Research Park.

SETTING THE SCENE

Set back from the road within the quiet cul-de-sac there is a hard standing driveway providing off road parking for multiple vehicles which in turn leads to the single garage attached to the house. There is a lawned front garden and pathway leading to the main entrance door at the front.

THE GRAND TOUR

Sitting proudly in an elevated position the main entrance door leads into the welcoming hallway with stairs ahead to the first floor landing. The ground floor W/C is found immediately to the right hand side with a door to the sitting room found to the left. The kitchen is located straight ahead off the hallway. The light filled sitting room is a generous space with wood effect flooring and an opening into the dining room beyond with double doors onto the garden. Off the dining room there is a door into the separate kitchen which as previously mentioned can be accessed via the hallway. The kitchen offers a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven/grill as well as gas hob and space for all white goods freestanding.

Heading up to the first floor landing there is built in storage as well as access to three bedrooms and a family bathroom. The main bedroom to the front benefits from built in wardrobes and en-suite shower room with w/c and hand wash basin. The main bathroom provides a bath with shower over, w/c and hand wash basin.

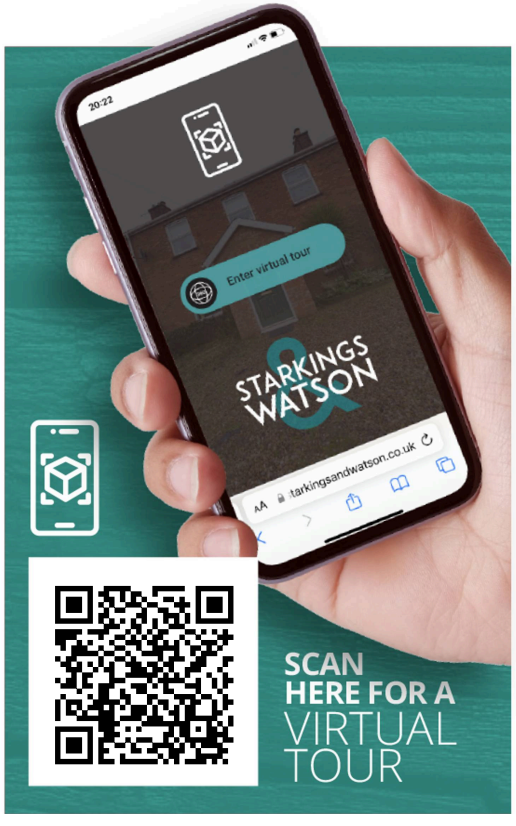
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VIRTUAL TOUR

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








My First Solar System



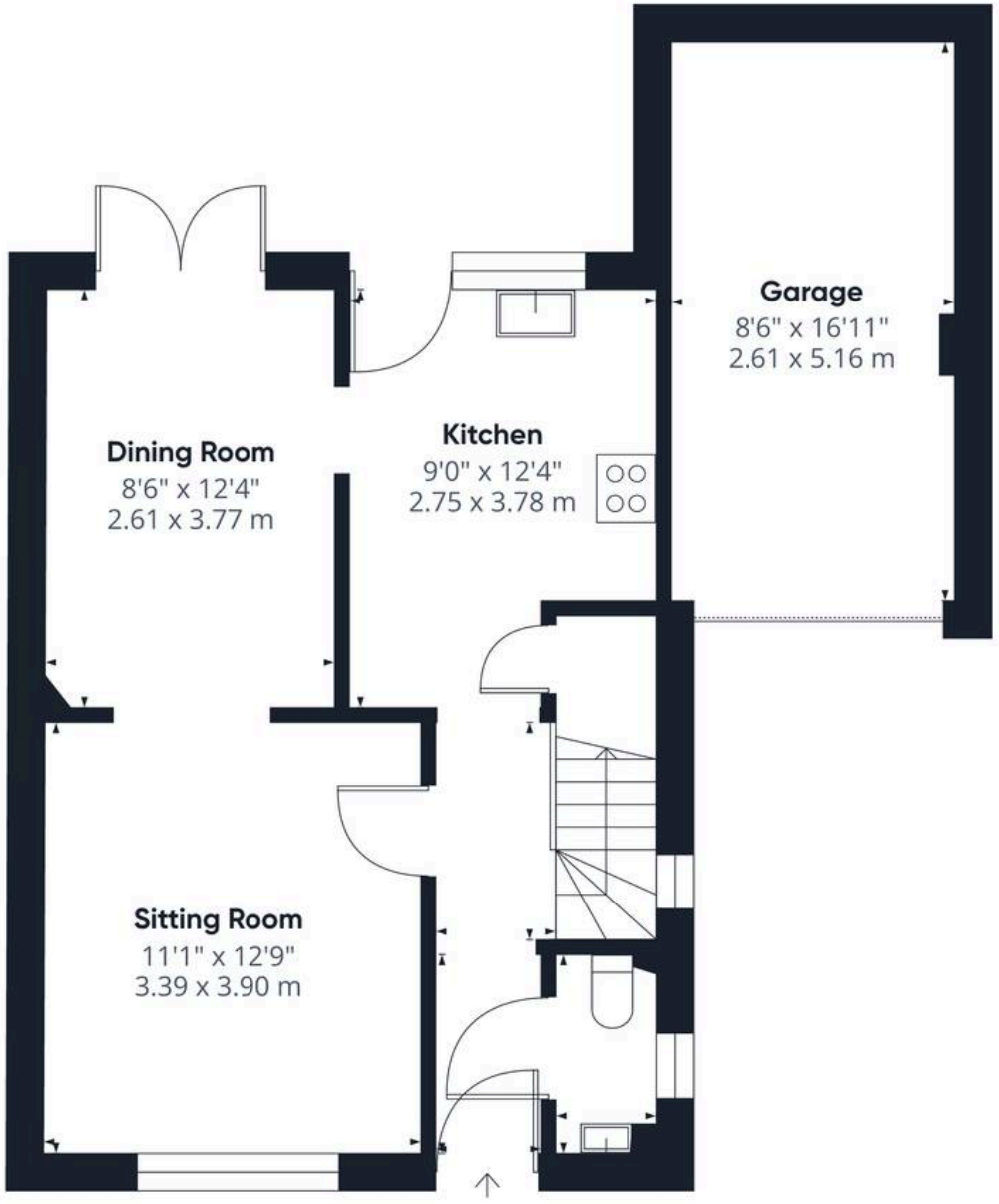




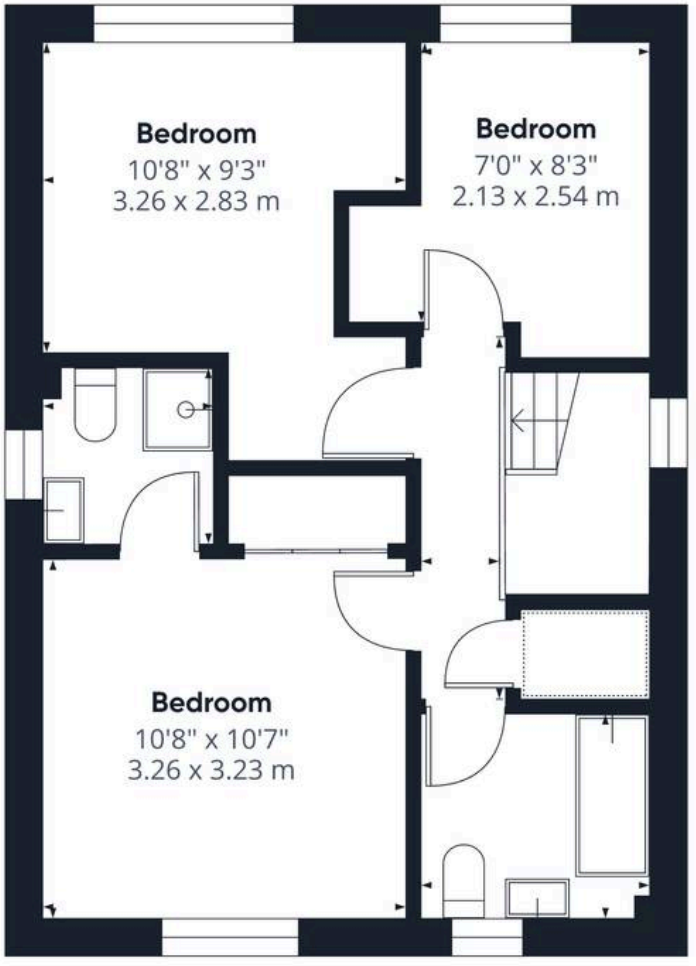


THE GREAT OUTDOORS

The rear garden can be access via either the kitchen or the French doors from the dining room. Here you will find a patio suitable for garden furniture to enjoy the warmer weather with friends and family. The main garden is laid to lawn, with raised flower borders to the left and the rear, with well established bushes and trees. With timber panel fencing, the garden is secure for children and pets to play safety. On the outside of the property, a useful external water tap and lighting is also in place.



Ground Floor



Floor 1



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Approximate total area(1)

991 ft²

92 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.