



Low Common, Swardeston, Norwich

Guide Price £375,000 - £400,000 Freehold

Energy Efficiency Rating : D

- ✓ Non-Estate Detached Family Home
- ✓ Approx. 1350 Sq ft (stms)
- ✓ Approx. 0.14 Acre Plot (stms)
- ✓ Field Views to Front & Rear
- ✓ Extended Layout with Potential
- ✓ Two Reception Rooms & Garden Room
- ✓ Either Three or Four Bedrooms
- ✓ Private Gardens & Ample Parking

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





VENDORS FOUND. Rarely do properties in such an IDYLIC NON-ESTATE SETTING become available so close to NORWICH. A perfect blend of RURAL LIVING, but with amenities in the Village and City all within a short drive. The property has been EXTENDED over the years, with loads of SCOPE to further extend (stp), whilst capitalising on the FIELD VIEWS to rear, GREEN SPACE VIEWS to front and overall 0.14 ACRE PLOT (stms). This MUCH LOVED FAMILY HOME has been well maintained over the years, but is ready for a new owner to put their own mark on the property. Set back from the lane, ample parking is provided, with a SPACIOUS HALL leading to the cloakroom, shower room, DUAL ASPECT sitting room and kitchen. Beyond you can find the GARDEN ROOM, and versatile STUDY with SEPARATE UTILITY - an ideal extra bedroom or dining space, with POTENTIAL to create an EN SUITE GROUND FLOOR BEDROOM. Upstairs, THREE BEDROOMS and the family bathroom lead off the landing.

LOCATION

The popular South Norwich village of Swardeston is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger village of Mulbarton. The village has a church, bakery, pet shop and car garage, and is within a mile of Norwich Southern Bypass. Delightful countryside walks and the local park are within a short walk.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 8LG), but to help you... Leave Norwich via the Ipswich Road and continue over the two sets of traffic lights out of Norwich. At the next set of traffic lights, turn right sign posted 'Swardeston and Mulbarton'. Proceed along and into the country. Turn right onto Short Lane, following the road around the tight left hand bend, onto The Common. Bear right, following the road to Low Common, where the property can be found straight ahead, indicated by our For Sale board.

The property is approached via sweeping shingle driveway with spacious lawned front garden and access to rear garden and main entrance.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Parquet flooring, radiator, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under, tiled walls, tiled flooring, radiator, uPVC obscure double glazed window to front.



SHOWER ROOM

Shower cubicle with electric shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, radiator, smooth ceiling with recessed spotlights.

SITTING/DINING ROOM

25' 4" x 12' 8" Max (7.72m x 3.86m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to front, coved ceiling, doors to:

GARDEN ROOM

11' 6" x 7' 6" (3.51m x 2.29m) Wood flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side.

KITCHEN

14' 1" x 10' Max (4.29m x 3.05m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge/freezer, tiled flooring, uPVC double glazed window to rear, floor standing oil fired central heating boiler, smooth coved ceiling, opening to:

INNER HALL

Tiled flooring, uPVC obscure double glazed window to side, uPVC double glazed door to side, range of built in storage, door to:

STUDY/BEDROOM

10' 10" x 8' 9" Max (3.3m x 2.67m) Fitted carpet, uPVC double glazed window to rear, built-in storage cupboard, smooth coved ceiling, door to:

UTILITY ROOM

7' 7" x 7' 3" (2.31m x 2.21m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for fridge, space for tumble dryer, tiled flooring, uPVC obscure double glazed window to front, uPVC double glazed door to front, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, built-in airing cupboard, doors to:

BEDROOM

9' 11" x 7' 5" (3.02m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to rear, telephone point, coved ceiling.

DOUBLE BEDROOM

14' 5" x 12' 9" Max (4.39m x 3.89m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, coved ceiling.

DOUBLE BEDROOM

12' 9" x 9' 10" (3.89m x 3m) Wood flooring, radiator, uPVC double glazed window to front, coved ceiling.







FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, tiled walls, shaver point, wall mounted vanity mirror, tiled flooring, vertical radiator, uPVC obscure double glazed window to front, coved ceiling.

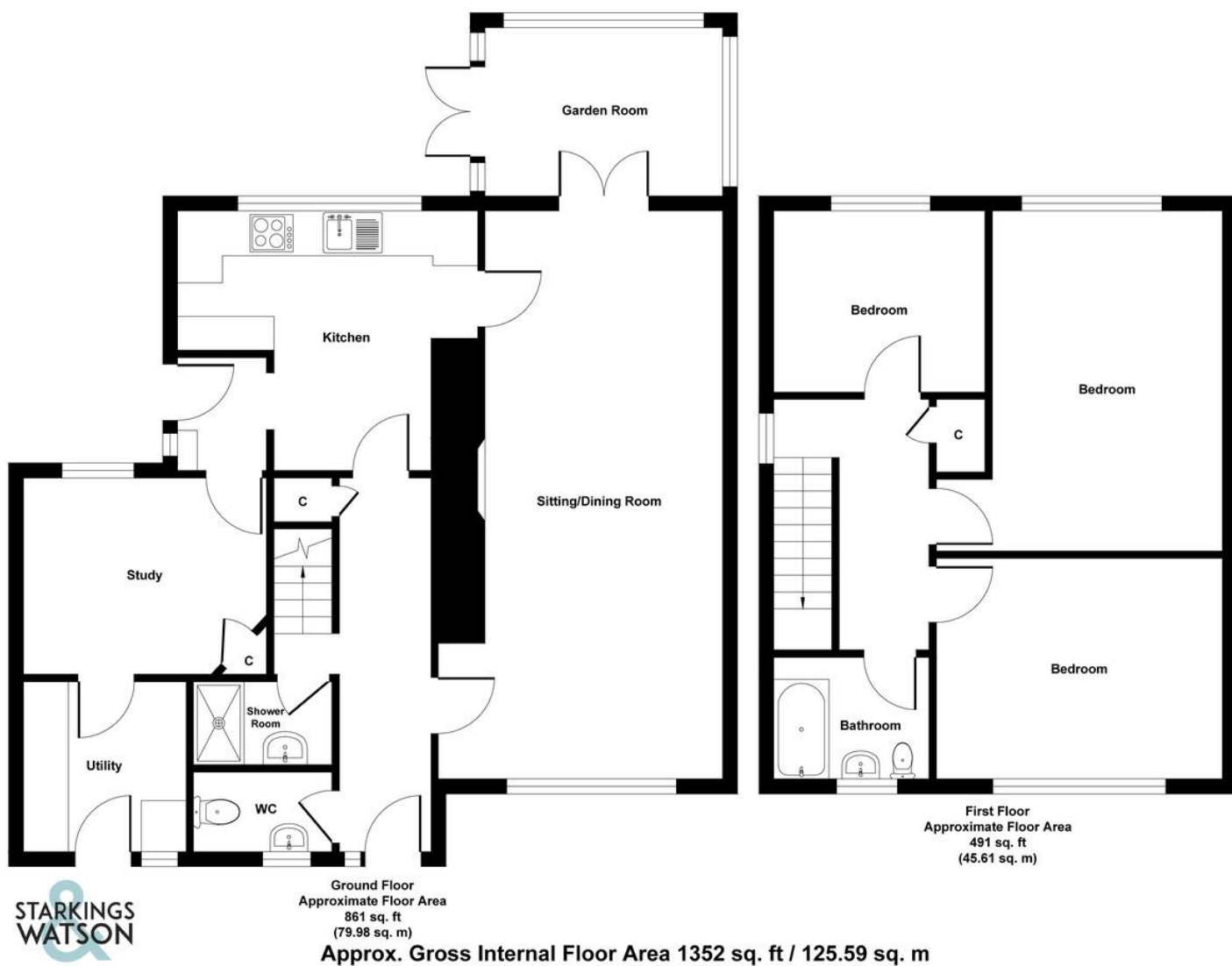
OUTSIDE

To the outside you will find a landscaped garden which offers a spacious patio area, mature planting and lawned area, whilst a timber shed/workshop provides useful storage. The variety of planting can be enjoyed throughout the year, along with the private setting which is enclosed with a gated timber fenced boundary.

AGENTS NOTE

A strip of land at the front of the property is defined as Unregistered Land, and whilst many neighbours have enclosed and maintain this land, the land is not held within the title deeds of the various properties. Right of access exist for vehicles and pedestrians across this land. A public footpath runs to the right of the property.





Agents Note: 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