



Bobbins Way, Swardeston, Norwich

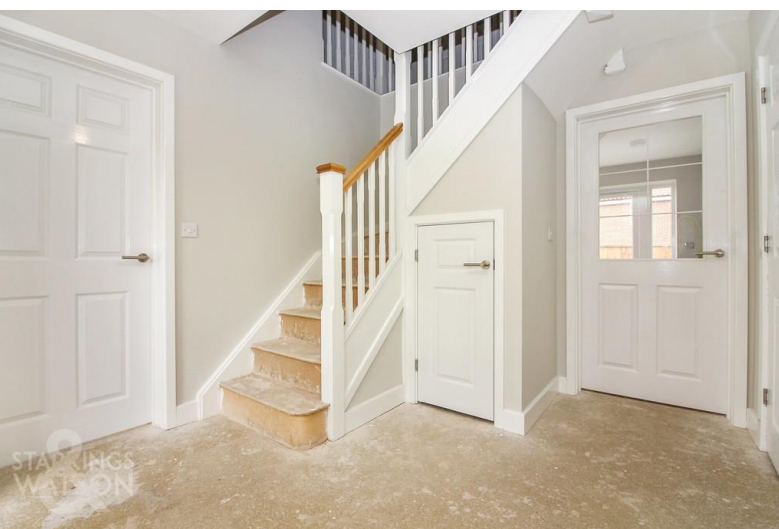
Guide Price £530,000 Freehold

Energy Efficiency Rating : B

- ✓ Brand New & Ready to Move-In
- ✓ Bay Fronted Sitting Room
- ✓ Hall Entrance with Storage & Cloakroom
- ✓ 20' Kitchen/Dining Room
- ✓ Utility Room & Separate Study
- ✓ Four Double Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Double Garage & Generous Garden

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





TURF INCLUDED. This BRAND NEW detached family home is part of THE CRICKETERS DEVELOPMENT, situated on the outskirts of Norwich. Forming part of a prestigious collection of energy-efficient new homes, this exclusive development offers traditionally built high specification properties. With a 10 YEAR NHBC WARRANTY, THE LINCOLN offers over 1500 Sq ft (stms) of accommodation, with TWO SETS of FRENCH DOORS leading to the GENEROUS GARDEN, with a DOUBLE DRIVE and DOUBLE GARAGE. Internally the hall entrance is ready for flooring, with BUILT-IN STORAGE, and doors to the cloakroom, BAY FRONTED SITTING ROOM, and OPEN PLAN FULL WIDTH KITCHEN/DINING ROOM. The KITCHEN offers a CONTEMPORARY FINISH with up-stands and BUILT-IN BOSCH COOKING APPLIANCES. A study and utility room complete the property. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with an EN SUITE and TWO BUILT-IN DOUBLE WARDROBES to the main bedroom, and a FAMILY BATHROOM to complete.

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 8DT), 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, passing the 'Swardeston Village Signs.' Turn left onto Bobbins Way, where the property can be found on the left hand side.

The property is approached via a double brick weave driveway which steps towards the front door with paving underfoot and bark chip borders, and a strip of lawn to side.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Ready for flooring, radiator, uPVC obscure double glazed window to front x2, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

SITTING ROOM

24' 8" x 13' 9" Max (7.52m x 4.19m) Ready for flooring, radiator x3, uPVC double glazed window to front, uPVC double glazed window to side x3, uPVC double glazed French doors to rear, media control panel, smooth ceiling, double doors to:



KITCHEN/DINING ROOM

20' 9" x 10' 11" (6.32m x 3.33m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob with glass splash back and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for American style fridge/freezer, tiled flooring, radiator x2, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television point, smooth ceiling with recessed spotlights, door to entrance hall, door to:

UTILITY ROOM

6' 9" x 4' 4" (2.06m x 1.32m) Fitted range of base level units with and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for washing machine, tiled effect flooring, radiator, uPVC double glazed door to side, wall mounted gas fired central heating boiler, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, tiled splash backs, ready for flooring, radiator, smooth ceiling with extractor fan.

STUDY

11' 2" x 7' 11" Max (3.4m x 2.41m) Ready for flooring, radiator, uPVC double glazed window to front, television and telephone points, electric fuse box, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Ready for flooring, radiator, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

13' 4" x 10' 7" Max (4.06m x 3.23m) Ready for flooring, radiator, uPVC double glazed window to front, television point, range of built-in bedroom furniture, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, ready for flooring, radiator, uPVC double glazed window to front, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

8' 10" x 11' 11" Max (2.69m x 3.63m) Ready for flooring, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, ready for flooring, vertical radiator, uPVC obscure double glazed window to rear, smooth ceiling.







DOUBLE BEDROOM

12' 6" x 12' Max (3.81m x 3.66m) Ready for flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

12' x 9' 3" Max (3.66m x 2.82m) Ready for flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, smooth ceiling.

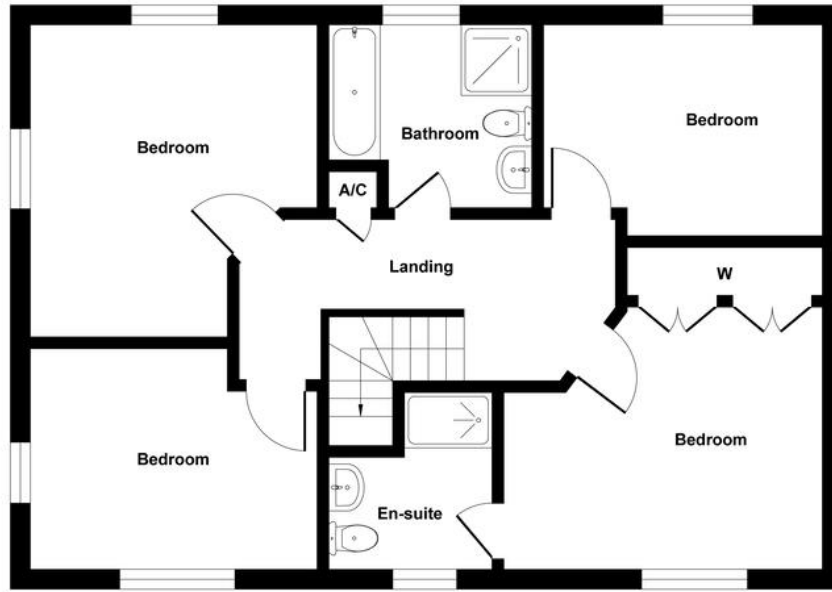
OUTSIDE

The rear garden is non-overlooked and offers a great sized space ready for turf, with a patio and timber fenced boundaries all installed. Gated access leads to the driveway.

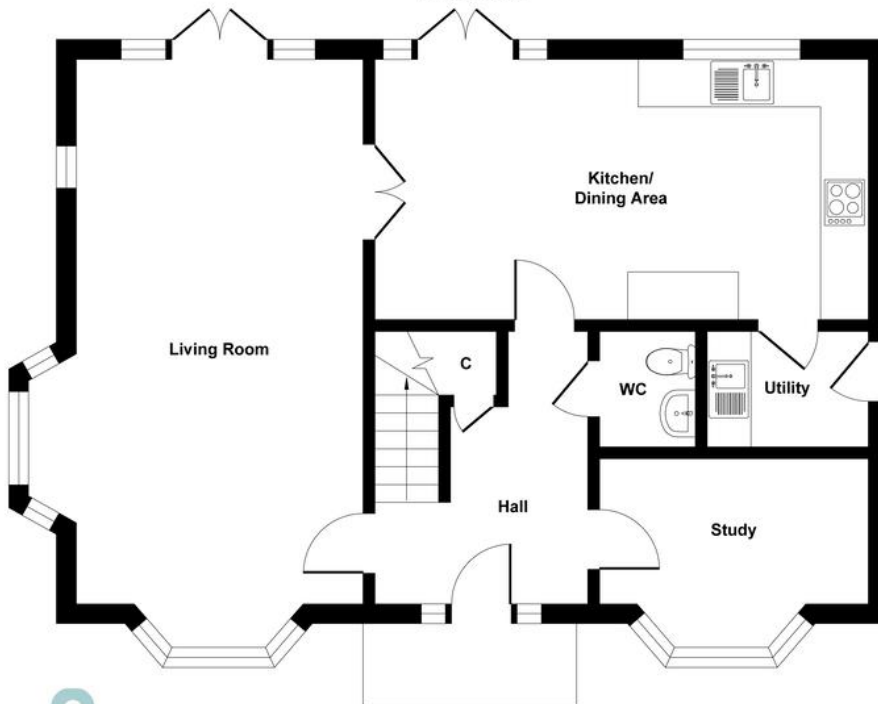
DOUBLE GARAGE

22' 11" x 19' 5" (6.99m x 5.92m) Up and over door to front x2, door to side, storage above, power and lighting.





First Floor
 Approximate Floor Area
 757 sq. ft
 (70.32 sq. m)



Ground Floor
 Approximate Floor Area
 789 sq. ft
 (73.30 sq. m)

Approx. Gross Internal Floor Area 1546 sq. ft / 143.62 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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