

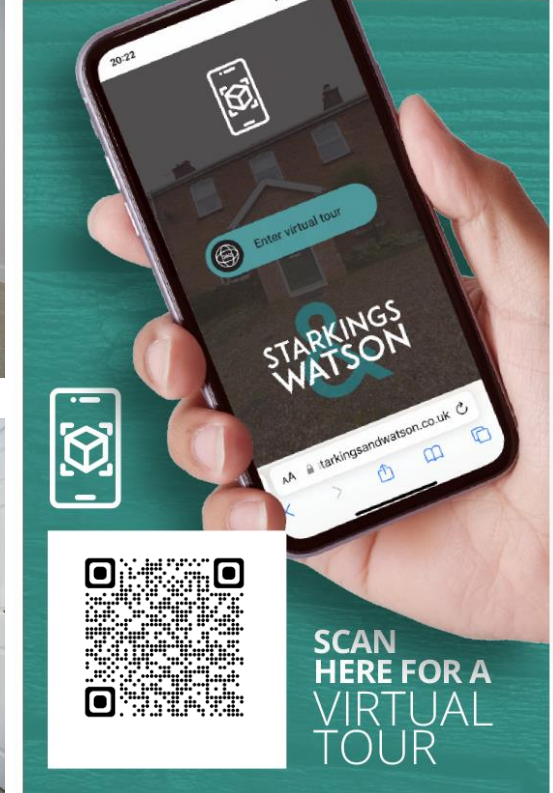
BOBBINS WAY

Swardeston, Norwich NR14 8DT

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- Brand New & Ready to Move-In
- Bay Fronted Sitting Room
- Hall Entrance with Storage & Cloakroom
- 18' Kitchen/Dining Room
- Grey Kitchen with Bosch Appliances
- Three Bedrooms
- En Suite & Family Bathroom
- Non-Overlooked Rear Aspect

FLOORING PACKAGE on all NEW RESERVATIONS until 28TH FEBRUARY 2023. 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. THE ELLINGHAM offers over 1000 Sq ft (stms) of accommodation, with a NON-OVERLOOKED GARDEN to rear, and a private driveway leading to a single 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 GREY KITCHEN with up-stands and BUILT-IN BOSCH COOKING APPLIANCES. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with an EN SUITE and BUILT-IN DOUBLE WARDROBE to the main bedroom, and a FAMILY BATHROOM to complete. With a 10 YEAR NHBC WARRANTY, LED spotlights are installed to the kitchen, and CONTEMPORARY WHITE SANITARY WARE can be found.

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 at the end of the cul-de-sac on the left.

With a low maintenance frontage, with the garden and garage to one side.

Obscure double glazed entrance door to:

ENTRANCE HALL

Ready for 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, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, ready for flooring, radiator, uPVC obscure double glazed window to front, electric fuse box, smooth ceiling.

SITTING ROOM

15' 10" x 11' 4" Max (4.83m x 3.45m) Ready for flooring, radiator x2, uPVC double glazed window to front, media control panel, smooth ceiling, double doors to:

KITCHEN/DINING ROOM

18' 7" x 10' 7" Max (5.66m x 3.23m) 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, matching up-stands, inset electric ceramic hob with glass splash back and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for fridge/freezer, space for washing machine, space for dining table, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television point, smooth ceiling with recessed spotlights, door to entrance hall.



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Poringland Office on **01508 356456**



STAIRS TO FIRST FLOOR LANDING

Ready for flooring, radiator, uPVC double glazed window to side, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

10' 9" x 7' 3" Max (3.28m x 2.21m) Ready for flooring, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

11' 1" x 10' 9" Max (3.38m x 3.28m) Ready for flooring, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

13' 4" x 10' 5" Max (4.06m x 3.18m) Ready for flooring, radiator, uPVC double glazed window to front, television point, built-in double wardrobe, 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, tiled splash backs, shaver point, ready for flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights with extractor fan.

FAMILY BATHROOM

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

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.

GARAGE

Up and over door to front, door to side, storage above, power and lighting.

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.

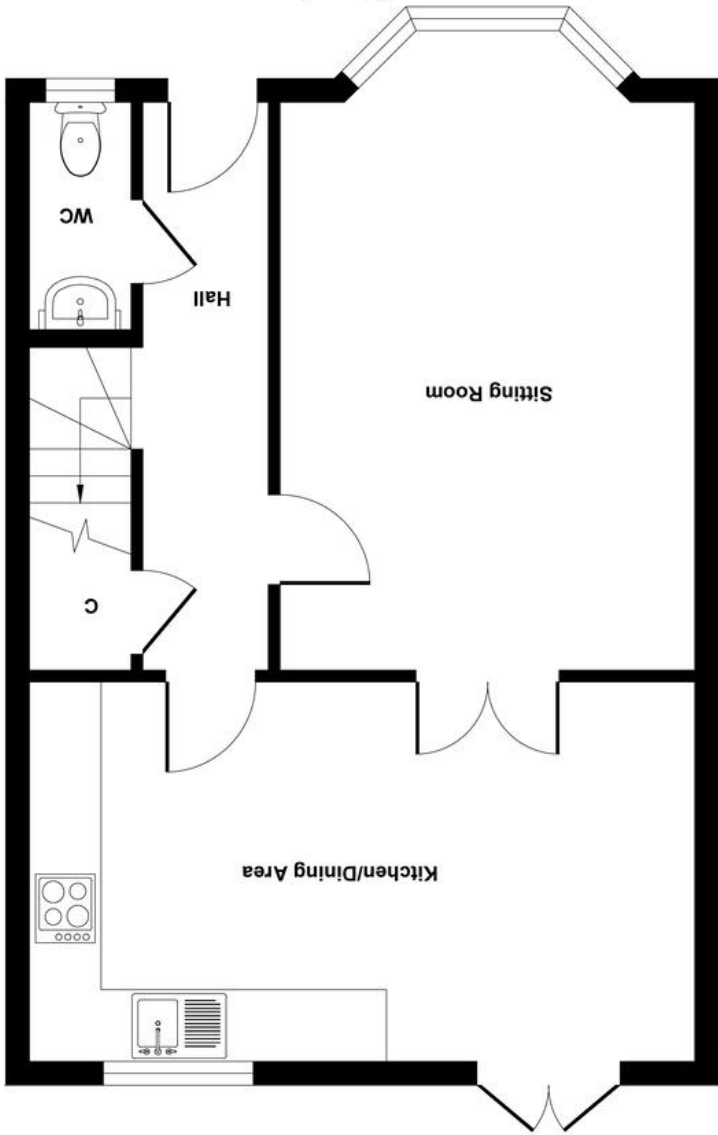
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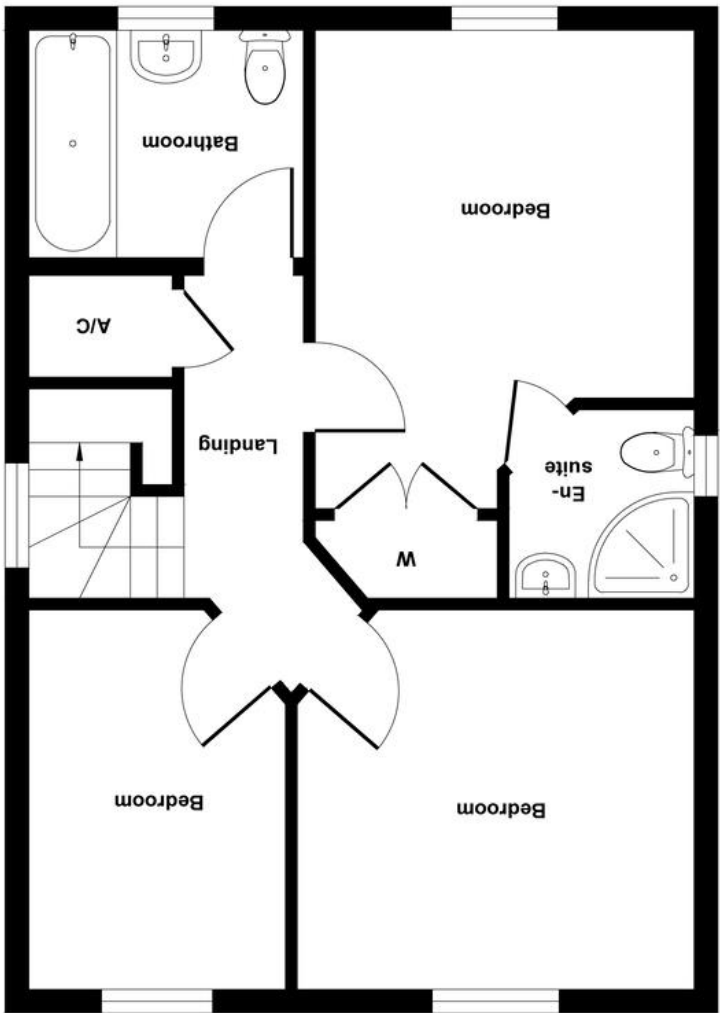
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Ground Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)



First Floor
Approximate Floor Area
497 sq. ft
(46.17 sq. m)



Approx. Gross Internal Floor Area 1006 sq. ft / 93.45 sq. m