

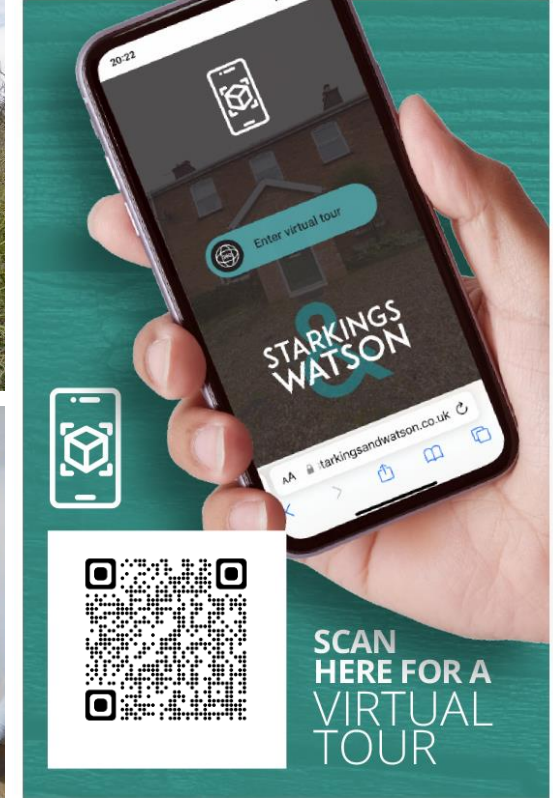
THE COMMON

Swardeston, Norwich NR14 8EB

Freehold | Energy Efficiency Rating : E

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

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- Semi-Detached Character Cottage
- Approx. 0.23 Acres (stms)
- Three Reception Rooms
- Feature Fireplace with Wood Burner
- Kitchen/Breakfast Room with Utility
- Three Bedrooms
- Two Bathrooms including a Shower
- Garage & Car Port

IN SUMMARY

NO CHAIN! This semi-detached CHARACTER COTTAGE has been REMODELLED and MODERNISED over the years to include close to 1300 Sq. ft of accommodation, with a STUNNING 0.23 ACRE PLOT (stms) which sides onto COMMON LAND with FIELD VIEWS. Having had extensive works completed including an overhaul to the main roof, insulation and a NEW cast iron WOOD BURNER, a stylish finish has been created with a new DECOR and FLOOR COVERINGS. With oil fired CENTRAL HEATING and mains drainage, this easy to run home offers a FLEXIBLE LAYOUT which includes the main sitting room with FEATURE FIRE PLACE, open plan GARDEN ROOM with FRENCH DOORS to rear, dining room, kitchen, utility room, and rear lobby which leads to a W.C and BATHROOM. Upstairs, THREE BEDROOMS can be found, two leading off one set of stairs along with a FAMILY BATHROOM, and the second bedroom off their own stairs in the dining room. The GARDENS offer extensive planting, lawns, GARAGE and CAR PORT.

SETTING THE SCENE

From The Common, a foot path leads across the row of cottages to the front door. A track along the Common land can be accessed to the rear, which forks to the left, where the garage and car port can be found. Pathways and steps lead through the rear garden to the utility room door, or around to the front. To the front lawned gardens can be found, with an oil tank, planting including trees, and a footpath to the front door.

THE GRAND TOUR

Stepping inside the main front door, you lead straight into the sitting room with wood flooring running under foot and a feature brick built fireplace with inset cast iron wood burner, creating a warm and inviting feel. The room is open plan with steps down to a garden room with French doors and a window to rear, along with a range of built-storage. From the sitting room, stairs lead up to the first floor with storage below. An opening leads into the dining room, which is currently used as a snug area with a further feature fireplace and window to front. Stairs also lead up to the first floor from this room with a small cupboard below. Doors lead off to a rear lobby area and the main kitchen, which offers huge potential with a full range of built-in storage cupboards and space for appliances, with a window to front and two to side. There is ample space for a table, with a door leading to the utility room which offers a further matching range of storage cupboards and space for white goods. A window overlooks the rear garden with panoramic views and a door



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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 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.

Price:



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opening to the side garden. Back to the rear lobby, steps lead from the dining room, with a built-in storage cupboard, whilst doors open up to a useful cloakroom with a separate family bathroom opposite. The bathroom offers a separate shower cubicle with tiled splash-backs and window to rear. Heading upstairs from the main sitting room, a landing area can be found which is currently used as a dressing room with a window facing to rear. Steps and a door open to the main bedroom with a full range of built-in storage cupboards and wardrobes. With a window facing to front, adjacent a further family bathroom can be found with tiled splash-backs and W.C. Also leading off the landing is a third bedroom with a range of built-in storage cupboards and two windows facing to rear. With steps and an interconnecting door to the second bedroom, you will find a dual aspect and its own self-contained stairs which lead from the ground floor dining room.

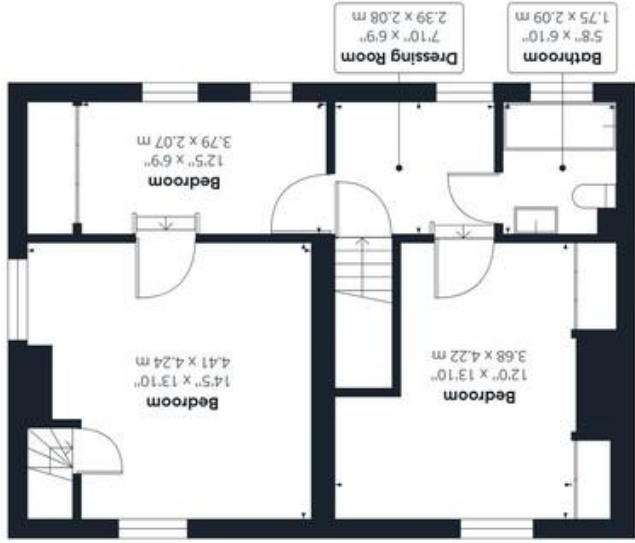
THE GREAT OUTDOORS

Approaching 0.23 acres (stms), the gardens are a real spectacle, with far reaching views over common land and fields. To the side of the property a large patio offers a fantastic elevated plot to enjoy the views, and dine alfresco. A footpath and further patio runs along the rear of the property and into the garden room. With timber panelled fencing to the side boundary, the lawns lead down, with steps also leading to the garage and car port. Various planting, shrubbery and hedging can be found, along with a former pond which would be an ideal rockery.

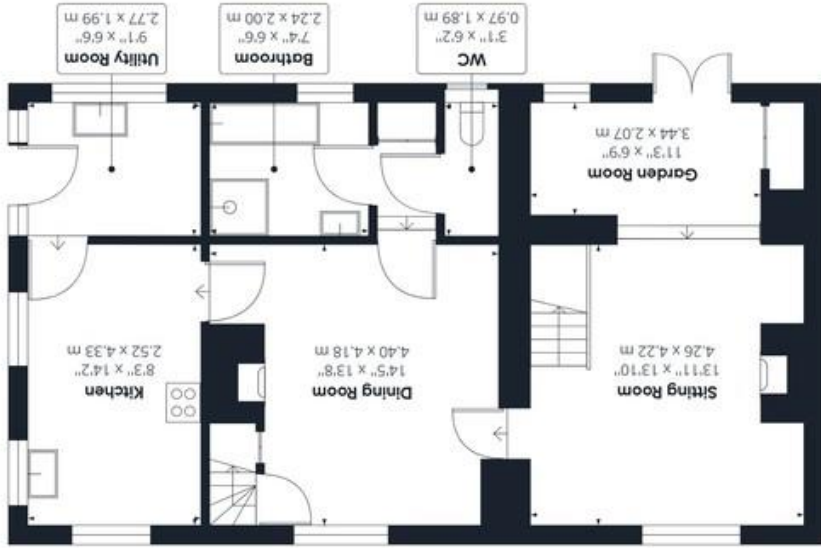
OUT & ABOUT

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, beauticians 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.

Floor 1 Building 1



Ground Floor Building 1



GIRAFFE360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
1293.15 ft²
120.14 m²