

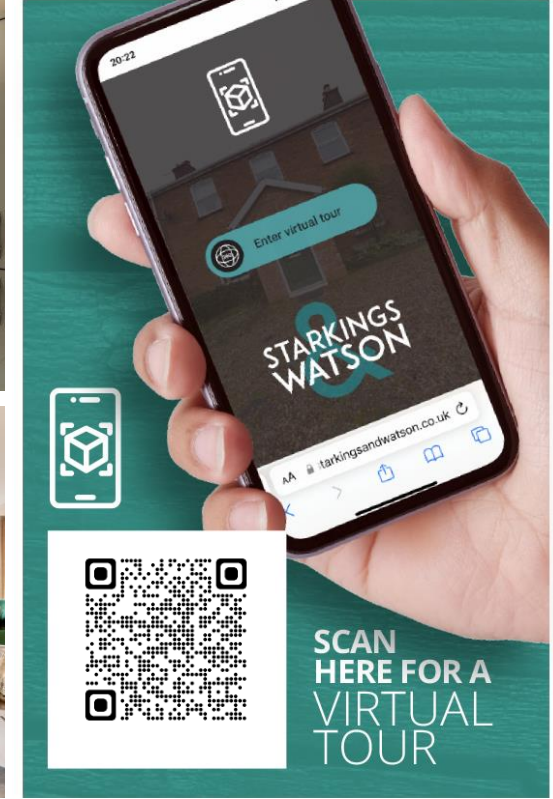
HEMNELL PLACE

Swardeston, Norwich NR14 8YF

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
WATSON



- Brand New & Ready to Move-In
- Bay Fronted Sitting Room
- Hall Entrance with Storage & Cloakroom
- Open Plan Kitchen/Dining/Family Room
- Utility Room & Separate Study
- Four Double Bedrooms
- En Suite & Family Bathroom
- Double Garage & Drive

### IN SUMMARY

SOLAR PANELS 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 BEYTON offers accommodation with THREE 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, bay fronted STUDY and OPEN PLAN KITCHEN/DINING ROOM with separate UTILITY ROOM. The KITCHEN offers a CONTEMPORARY FINISH with up-stands and BUILT-IN BOSCH COOKING APPLIANCES. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with an EN

SUITE and BUILT-IN WARDROBES to the main bedroom, and FAMILY BATHROOM.

### SETTING THE SCENE

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.

### THE GRAND TOUR

- Kitchen 12'9" x 9'9"
- Dining/Family Room 15'2" x 10'0"
- Utility Room 6'0" x 5'2"
- Sitting Room (excluding bay) 22'2" x 12'0"
- Dining Room/Study 11'8" x 9'10"
- Main Bedroom 13'5" x 11'0"
- Bedroom 2 14'4" x 9'9"
- Bedroom 3 10'4" x 10'0"
- Bedroom 4 12'3" x 8'6"

### THE GREAT OUTDOORS

A great sized garden is included, with timber fenced boundaries, and ready for planting and landscaping.



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



### OUT & ABOUT

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### FIND US

Postcode : NR14 8YF

What3Words : ///gear.refrained.stammer

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual service charge will be applicable for the maintenance of communal green space.

**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.

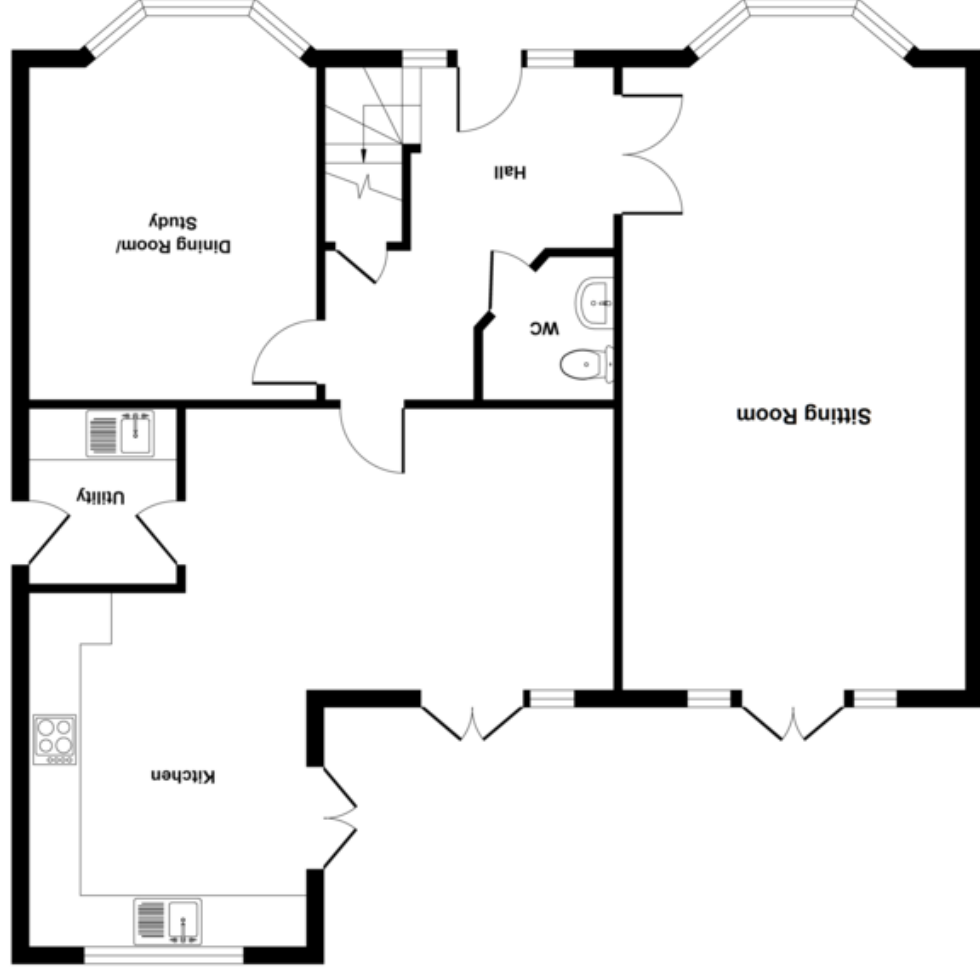
Price:



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Ground Floor  
Approximate Floor Area  
987 sq. ft  
(91.75 sq. m)



Approx. Gross Internal Floor Area 1949 sq. ft / 181.21 sq. m

First Floor  
Approximate Floor Area  
962 sq. ft  
(89.46 sq. m)

