

HIGH COMMON

Swardeston, Norwich NR14 8DL

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Semi-Detached Cottage
- Courtyard Garden/Parking to Rear
- Overlooking The Common
- Immaculate Interior with Hall Entrance
- Sitting Room with Wood Burner
- Three Double Bedrooms
- Ground Floor Bathroom with Shower

IN SUMMARY

NO CHAIN. This IMMACULATE semi-detached COTTAGE overlooks SWARDESTON COMMON and CRICKET CLUB, with a COURTYARD GARDEN and PARKING to rear. DRESSED TO IMPRESS the property is presented in MOVE-IN CONDITION, with a HALL ENTRANCE, ground floor bathroom with SHOWER, updated KITCHEN with space for a RANGE COOKER, and sitting room with FEATURE WOOD BURNER. Upstairs, THREE BEDROOMS lead off the landing, all are great sized doubles and one offers a FEATURE WINDOW to side with views up HIGH COMMON. The property offers built-in STORAGE, uPVC double glazing and gas fired CENTRAL HEATING.

SETTING THE SCENE

Overlooking The Common, High Common is an un-made road, with a shared access leading to the rear courtyard and parking.

THE GRAND TOUR

Heading inside, the front door leads to the hall entrance where stairs lead to the first floor, and

storage can be found underneath. A door leads into the kitchen, and into the ground floor bathroom where a three-piece suite can be found, completed with tiled splash backs and a shower over the bath. Wood effect flooring runs through the kitchen, with a range of painted wall and base level units, square edge work surfaces, integrated fridge and freezer, and space for a Range style cooker. The modern wall mounted gas fired central heating boiler is located in one corner, with a window and stable door to rear. The sitting room is centred around a feature fire place with a cast iron wood burner, space for a table and fitted carpet under foot. Heading upstairs, the three double bedrooms lead off the landing, one of the rear facing bedrooms offers a built-in cupboard, the other offers a feature arched window to side, whilst the largest bedroom enjoys panoramic views over The Common.

THE GREAT OUTDOORS

The rear courtyard is block paved and open to the shared driveway. This allows for a versatile space, ideal for off road parking or entertaining with a bistro set.

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



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park are within a short walk.

FIND US

Postcode : NR14 8DL

What3Words : ///bibs.bounded.luck

VIRTUAL TOUR

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

AGENTS NOTE

High Common is an un-made road. This in turn leads to a share driveway which provides access to the parking/garden.

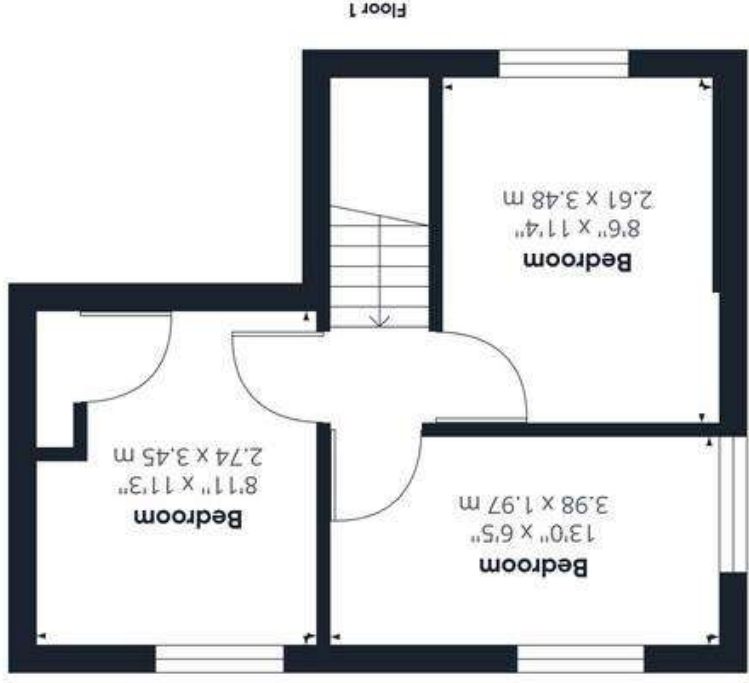
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Price:



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Approximate total area⁽¹⁾

623.52 ft²

57.93 m²

(1) Excluding balconies and terraces

GIRAFFE 360

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