

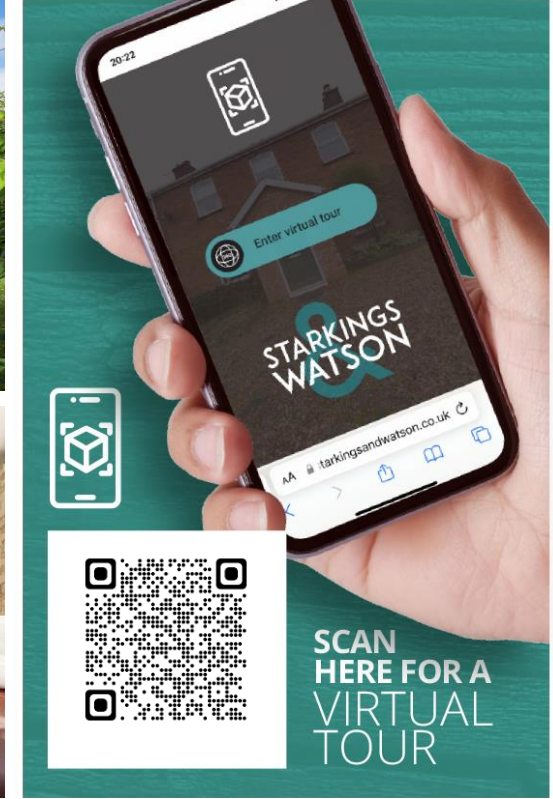
CHURCH ROAD

Swainsthorpe, Norwich NR14 8PH

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Extended Detached Family Home
- Substantial & Mature Plot of 0.23 Acres (stms)
- Open Plan Living with Sitting & Dining Space
- Bespoke Handcrafted Kitchen & Utility Space
- Income Generating Solar Panels & Batteries
- Up to Four Bedrooms
- En Suite & Shower Room
- In & Out Driveway with Garage

IN SUMMARY

This FANTASTIC EXTENDED family home occupies a NON-ESTATE SETTING on the edge of the village, with a 0.23 ACRE PLOT (stms), over 1700 Sq. ft (stms) of accommodation and a host of ECO BENEFITS including income generating SOLAR PANELS and 17.5k BATTERIES. With an OPEN PLAN LAYOUT and ANNEXE POTENTIAL to the ground floor, the property enjoys a bright and sunny outlook and NON-OVERLOOKED GARDENS, whilst an 'in and out' driveway ensures the property has space for visitors, and easy access to the GARAGE. The internal accommodation includes a spacious porch and welcoming hall entrance, with a cloakroom, 17' SITTING ROOM with a MULTI-FUEL BURNER, 17' KITCHEN/DINING ROOM with BESPOKE CABINETRY, and further kitchen area with UTILITY SPACE which extends to 24'. A ground floor BEDROOM with an EN SUITE BATHROOM could be a play room or STUDY. Upstairs, THREE BEDROOMS lead off the landing, along with a functional shower room.

SETTING THE SCENE

Set back from the road, a brick weave 'in and out' driveway offers ample parking with a newly created dropped kerb for easy access. The garage is integral and offers good storage, with gated access to the side which leads to the gardens. An electric car charger has been installed to make the most of

the solar panels and batteries which are installed. A wealth of mature planting screens the property from the road, with a range of trees and mature shrubbery.

THE GRAND TOUR

Once inside a spacious porch entrance with an easy to maintain tiled floor greets you. A useful door leads to the integral garage, with a uPVC double glazed entrance door to the main hall entrance. The hall connects the ground and first floors, with a useful cloakroom to one side, including a two-piece suite and tiled splash backs. The sitting room is open plan to the kitchen and dining space, whilst feeling warm and cosy, centred on the feature fire place with its inset 10 kw cast iron multi-fuel burner and back boiler. Fitted carpet runs through the sitting room and into the dining room, with a wall mounted air-con unit, whilst uPVC double glazed bi-folding doors open up the conservatory to allow a large entertaining space. With heating and tiled flooring, uPVC double glazed windows face to three sides, completing the view from the conservatory. Heading to the kitchen/dining room, a contrasting range of wall and base level units can be found, including the main island with its solid wood work surfaces and extensive storage. Tiled flooring leads into the kitchen, with an inset electric ceramic hob and built-in electric oven. The kitchen forms a t-shape, with space for appliances, and a useful utility space to one corner. From the dining room, a door leads to a ground floor bedroom with an en suite bathroom. Created as an annexe, this space could also be a play room or study. An independent access door leads from the rear patio. The en suite is fully tiled, with a shower and bath in situ. The first-floor landing leads to three bedrooms, one with built-in wardrobes, and two with air-con units. The shower room is a functional space, with storage and tiled walls.



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THE GREAT OUTDOORS

With a 0.23 acre plot (stms), an extensive lawn can be found to rear, with a vast array of planting, seating areas, and of course wildlife - helped by the feature pond. Various fruit trees can be found, along with a grape vine which is densely packed creating a tucked away seating area. Storage is found within the integral garage, finished with an up and over door to front, utility space housing the hot water tank, solar panel controls and batteries, along with being completed with power and lighting. A workshop sits at one end of the garden, with air con and a wood burner installed. Gated access to the side of the property leads to the two oil tanks.

OUT & ABOUT

The popular village of Swainsthorpe, is located between the Cathedral City of Norwich and Newton Flotman. Excellent road links lead to Norwich, approx. 5 miles away, along with the A140 out of the county. The village offers a range of local amenities including a church, The Sugar Beat Restaurant and, play area. Newton Flotman under 2 miles away has a Primary School with an excellent Ofsted report, and a regular bus link to Norwich, Long Stratton and Diss, which also services Swainsthorpe.

FIND US

Postcode : NR14 8PH

What3Words : ///flipper.startles.tasks

VIRTUAL TOUR

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

AGENTS NOTE

The property includes solar panels and batteries at the advertised price. The system provides an income via the remaining Feed in Tariff, along with 17.5kw batteries for energy storage, and a solar hot water system.

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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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.

(1) Excluding balconies and terraces

Reduced headroom 0.97 ft² 0.09 m²

Approximate total area (1) 1726.56 ft² 160.40 m²

STARKINGS WATSON HYBRID ESTATE AGENTS

