

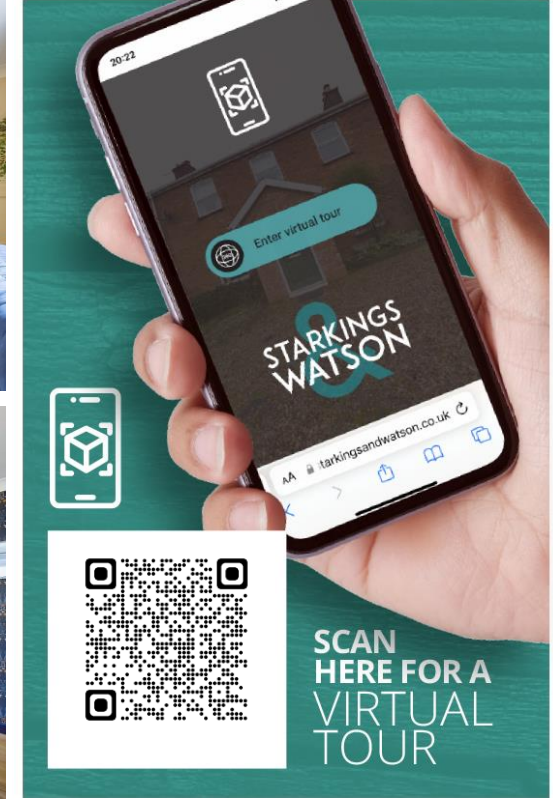
CHURCH CLOSE

# Swainsthorpe, Norwich NR14 8PN

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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- Approx. 1040 Sq. ft (stms)
- Updated & Fully Modernised
- Approx. 0.19 Acre Plot (stms)
- Open Plan Kitchen/Dining Room
- Sitting Room with Wood Burner
- Three Bedrooms
- Cloakroom & Family Bathroom
- Ample Parking & Storage Building

#### IN SUMMARY

Tucked away in a quiet close in the semi-rural village of Swainsthorpe, this EXTENDED and MODERNISED semi-detached home OCCUPIES a 0.19 ACRE PLOT, with the REAR GARDEN extending to some 120 ft (stms). With meticulous work carried out throughout the property including the stunning OPEN PLAN CONTEMPORARY KITCHEN/DINING ROOM with DOUBLE SIDED WOOD BURNER and EXPOSED BRICK WORK. The property begins with a large SWEEPING DRIVEWAY providing plenty of off road parking and access to a useful STORAGE BUILDING. Once inside you find the ENTRANCE PORCH, providing access to the inner hallway, with the aforementioned open plan kitchen/dining room complete with FRENCH DOORS to rear, cloakroom and COSY SITTING ROOM - benefiting from the wood burner. Upstairs, three DOUBLE BEDROOMS, along with a MODERN FAMILY BATHROOM complete the property. Externally, the garden is a fantastic size, with POTENTIAL to EXTEND (stp) the property, or for the new owner to enjoy VIEWS to the CHURCH.

#### SETTING THE SCENE

Set back from the road, a shingle driveway provides ample parking, with an adjacent lawned garden.

Enclosed with timber panelled fencing to both sides, a front patio leads to the entrance door and steps. Further parking can be found to the side, leading to the gardens and storage building. An electric car charger is installed to front.

#### THE GRAND TOUR

Stepping through the front door, a porch entrance offers space for coats and shoes, with a door leading to the main entrance hall, and underfloor heating. With exposed brick work and wood flooring, you can immediately appreciate the characterful interior. Stairs lead to the first floor, with a door to the kitchen and sitting room. Dressed to impress, the sitting room offers a beautiful herringbone style flooring and feature to wood panelling to one wall, whilst natural light floods through the front and rear windows. A timber beam is inset to the main fireplace, with a double sided cast iron wood burner creating a focal point. The kitchen offers extensive reception space, with room for a table and soft furnishings. Complete with wood flooring and the double sided woodburner, storage is built-in, and French doors into the garden. With a range of built-in units and a central island, solid woodwork surfaces add to the character and charm, with a feature exposed brick wall, room for a Range style cooker and inset butler sink. The dishwasher is integrated along with a washing machine, with room for an American style fridge freezer. A useful pantry cupboard leads off, with a further door to the downstairs cloakroom, with a contemporary white two piece suite and eye catching flooring. Upstairs, the landing offers views to front with attractive solid wood doors to the three bedrooms and bathroom. Two of the bedrooms offer built-in wardrobes, whilst they all enjoy open views. The family bathroom completes the



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property, with a contemporary four piece suite with a feature hand wash basin and storage unit, free standing bath and shower cubicle with a twin head thermostatically controlled rainfall shower.

#### THE GREAT OUTDOORS

Heading outside, the rear garden offers an extensive lawned space, with a patio area running across the width of the property. Steps lead to a timber picket fence and gate, where the garden extends to a further seating area, and timber shed. Enclosed with timber panelled fencing and a hedge boundary, the oil tank is concealed, with a gated access to the driveway, where the brick built storage building can be found.

#### 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 8PN

What3Words : ///definite.pats.panics

#### VIRTUAL TOUR

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

#### AGENTS NOTE

A way-leave exists for an electric pole within the grounds.

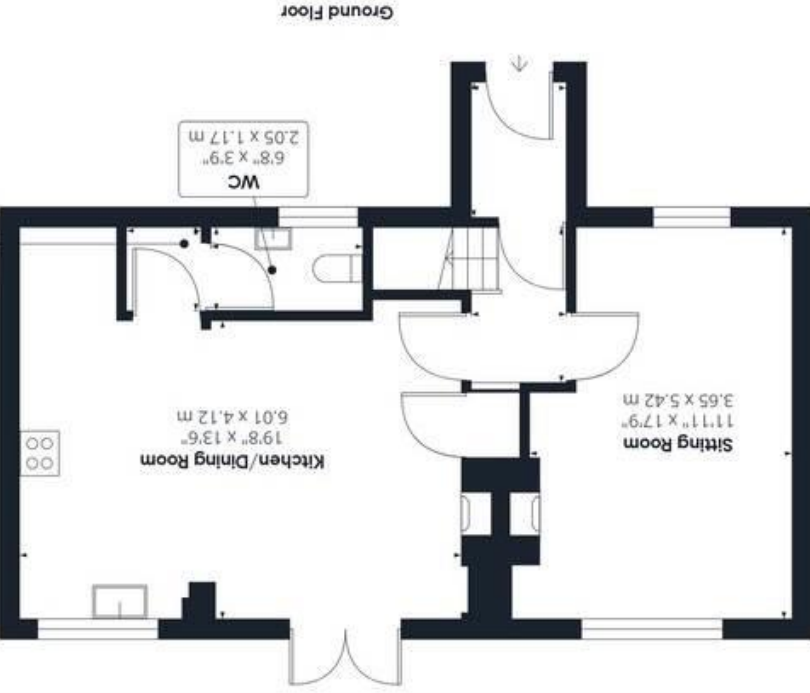
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Price:



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Approximate total area<sup>m</sup>  
 1040.46 ft<sup>2</sup>  
 96.66 m<sup>2</sup>

(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.