





## Hillside Close

Swardeston | Norwich | Norfolk | NR14 8DY

£300,000

This detached 3 bedroomed bungalow set in a quiet cul de sac position, located on the edge of the ever-popular village of Swardeston, with its convenient location and access to Norwich and to the Southern A47 Southern bypass, A11 and A140. Featuring seal unit double glazing. The property does require some improvement but features central heating, double glazing, parking, garage and established pleasant gardens. We would recommend early viewing to appreciate the property, its location and the potential.

- DETACHED BUNGALOW
- CUL DE SAC/VILLAGE LOCATION
- 3 BEDROOMS
- DOUBLE ASPECT LOUNGE
- ATTRACTIVE REAR GARDEN
- DRIVEWAY & GARAGE
- EPC D
- 900 SQUARE FEET



Double glazed UPVC front door to

### ENTRANCE PORCH/LOBBY

Sealed unit double glazed window to front. Glazed door and side panel to

### HALL

Radiator, loft access. Built-in cupboard with gas and electric meters. Built-in airing cupboard.

### LOUNGE

A double aspect room with York Stone fireplace with hearth and fitted gas fire, 2 radiators, sealed unit double glazed windows to front and rear.

### KITCHEN

Fitted comprising stainless steel single drainer sink unit with mixer tap, work surfaces with base and eye level units, plumbing for automatic washing machine,

space for cooker and fridge/freezer, wall mounted gas fire boiler, sealed unit double glazed window to rear. Double glazed door to rear garden.

### BEDROOM 1

Radiator, sealed unit double glazed window to rear.

### BEDROOM 2

Radiator, sealed unit double glazed window to front. Built in double wardrobe.

### BEDROOM 3

Radiator, sealed unit double glazed window to side. Built-in double wardrobe.

### BATHROOM

Coloured suite comprising panelled sided bath, pedestal wash hand basin, WC, radiator, sealed unit double glazed window to side.

### OUTSIDE

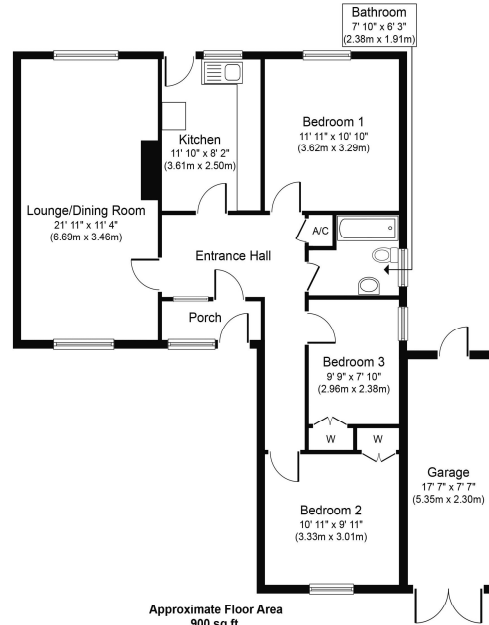
The front garden is lawned, flower beds.

Driveway leading to

Garage with light and power.

Attractive rear garden laid to lawn, flower and shrub beds.





**Approximate Floor Area**  
**900 sq.ft.**  
**(83.6 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or landing purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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