

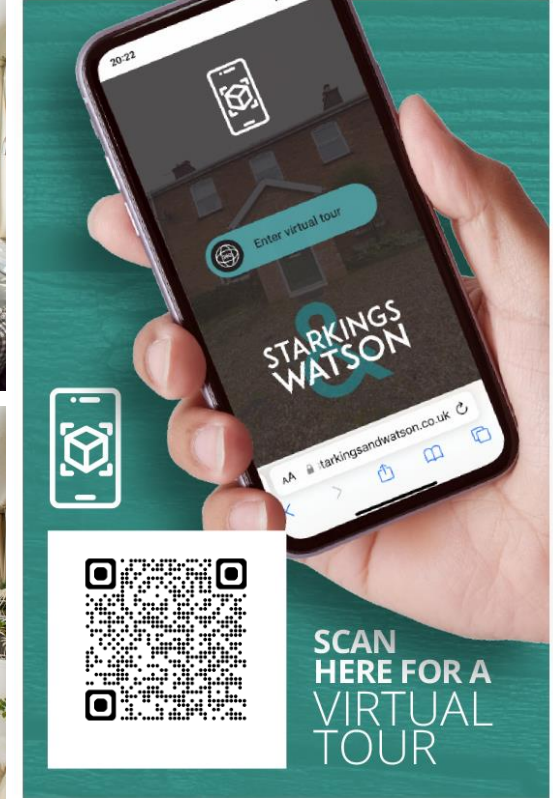
SWARDESTON LANE

East Carleton, Norwich NR14 8LF

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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- Single Storey Cottage
- Off Road Parking to Front
- Well Stocked & Private Cottage Garden
- Open Plan Sitting/Dining Room
- Fitted Kitchen with Field Views
- South Facing Conservatory
- Two Bedrooms
- Family Bathroom with Shower

IN SUMMARY

This 1850's SINGLE STOREY COTTAGE enjoys a RURAL SETTING on the fringes of SWARDESTON and EAST CARLETON. Having been updated and modernised in recent years, a new gas fired CENTRAL HEATING BOILER was installed in 2023, with a CHARACTERFUL INTERIOR throughout. With OFF ROAD PARKING to front, the rear GARDEN has been created in a COTTAGE STYLE, offering a PRIVATE and NON-OVERLOOKED space, with WELL STOCKED beds, seating area and winding path to a shed beyond. Internally the hall entrance leads to the 18' SITTING/DINING ROOM, with an OPEN PLAN KITCHEN and utility space. TWO BEDROOMS lead off, including the main bedroom with a WALK-IN WARDROBE and adjacent FAMILY BATHROOM. The CONSERVATORY at the rear extends the living space, whilst offering a pretty outlook over the garden.

SETTING THE SCENE

With an open front aspect, a shingle driveway wraps around the front and side of the property. Hedging lines the boundary, with gates access to the rear

garden.

THE GRAND TOUR

Heading inside, the hall entrance leads to the bedrooms and living space, with the loft access hatch above. Leading off you start in the front facing dual aspect sitting room, centred on the feature fireplace with an inset cast iron woodburner. There is ample space for soft furnishings and a dining table, whilst the kitchen is open plan. With a range of wall and base level units, space is provided for a gas cooker, with tiled splash back running around the work surface, and a window to front offering rural views. There is space for general white goods, with an open utility space tucked away at the far end. Back into the hall, the family bathroom leads off, including a shower over the bath, tiled splash backs and flooring. The main bedroom sits opposite and is a great size double, whilst including a large walk-in wardrobe. The second bedroom is finished with wood effect flooring, with double doors opening to the conservatory. Extending the living space, windows face to side and rear, with wood effect flooring underfoot and French doors onto the rear garden.

THE GREAT OUTDOORS

Outside mature hedging lines the boundaries, with a central lawn and sitting area outside the conservatory. A wealth of planting borders the boundary, leading to a useful timber shed and further screened section of the garden which sits behind an archway.



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



OUT & ABOUT

The popular South Norwich village of East Carleton is a rarely available location, situated within close proximity to the City of Norwich, and the neighbouring larger villages of Swardeston and Mulbarton. The neighbouring village of Swardeston has a church, bakery and car garage, and is within a mile of Norwich Southern Bypass. Delightful countryside walks and the local park are within a short walk.

FIND US

Postcode : NR14 8LF

What3Words : ///married.conspire.half

VIRTUAL TOUR

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

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:



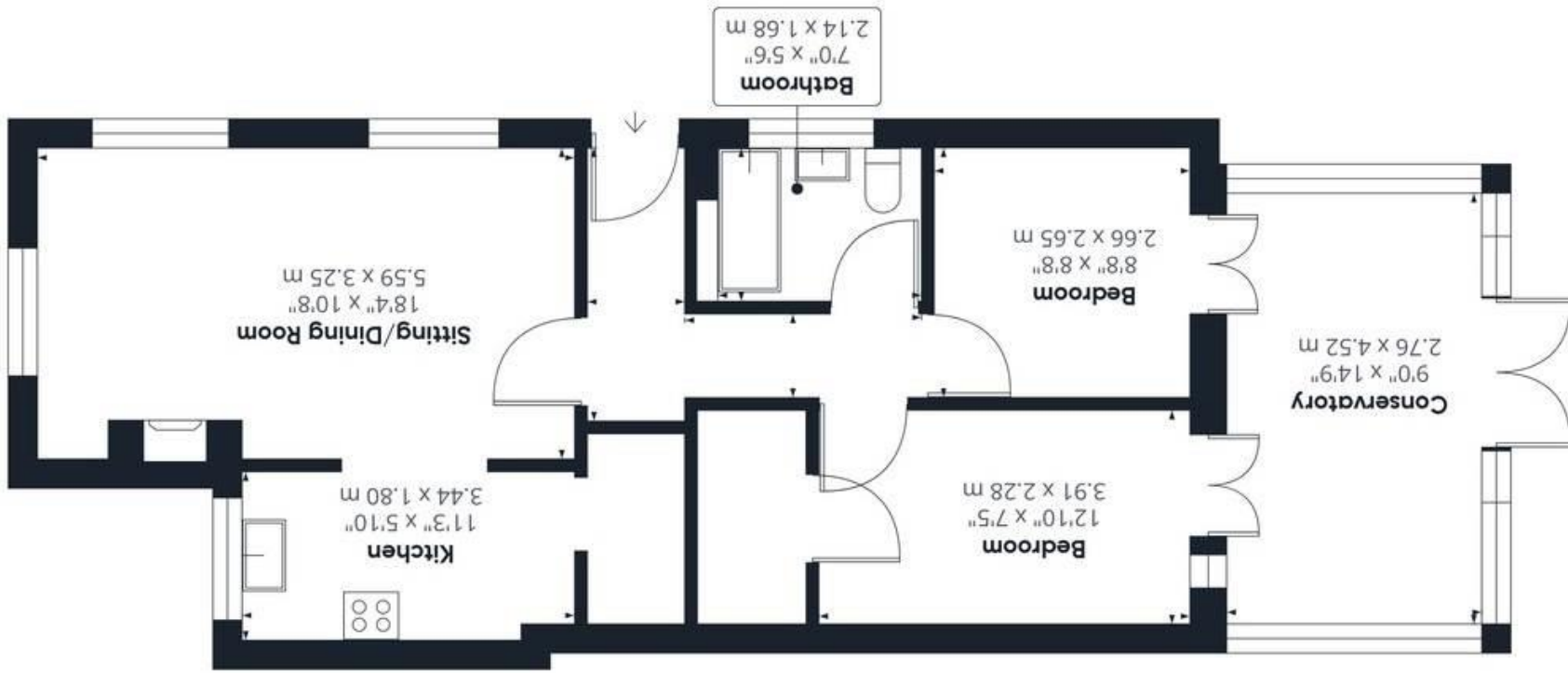
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GIRAFFE 360

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



Approximate total area™
748.98 ft²
69.58 m²