

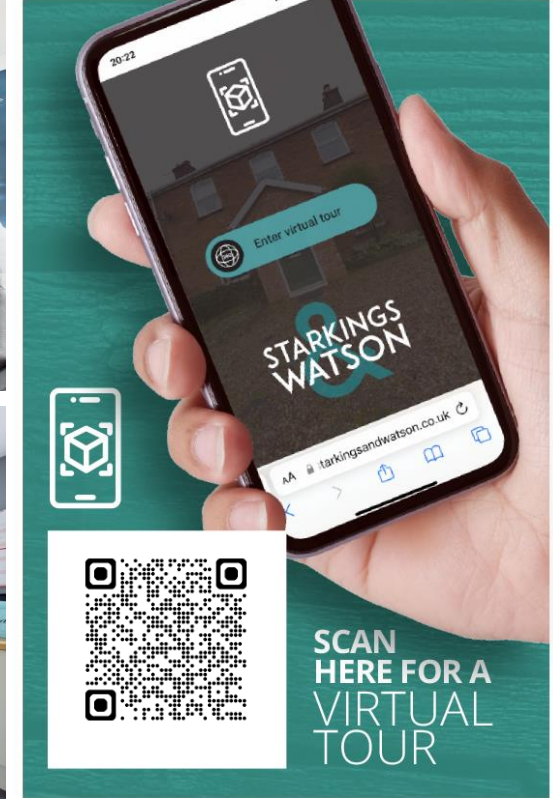
CHURCH ROAD

Swainsthorpe, Norwich NR14 8PR

Freehold | Energy Efficiency Rating : TBC

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STARKINGS & WATSON

- Detached Family Home & Annexe
- 0.23 Acre Plot (stms)
- Approx. 2325 Sq. ft (stms)
- 22' Dual Aspect Sitting Room
- 22' Kitchen/Dining Room
- Four Bedrooms in Main House
- Separate Study
- Annexe with Sitting Room & Conservatory

IN SUMMARY

Enjoying a 0.23 ACRE PLOT, this 2325 Sq. ft (stms) DETACHED HOME includes a SELF CONTAINED BUNGALOW ANNEXE of some 900 Sq. ft (stms) - Providing IDEAL MULTI-GENERATIONAL LIVING or income generation. Backing onto FIELDS, the property is HUGELY VERSATILE and must be viewed to appreciate the PRIVATE SETTING and FLEXIBLE LAYOUT. Within the main house, a PORCH and HALL ENTRANCE leads to the 22' SITTING ROOM with FRENCH DOORS to rear, 22' KITCHEN/DINING ROOM, W.C and UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE and a family BATHROOM. The ANNEXE includes a SELF CONTAINED ACCESS, double bedroom, SHOWER ROOM, 21' sitting room, 13' KITCHEN and CONSERVATORY. The GARDENS are EXTENSIVE, including a large PATIO, central lawn, and raised seating area complete with a pond and sheds - all with power installed.

SETTING THE SCENE

Set back from the road, the expansive shingle driveway offers ample off road parking, with access to the double garage, and screened oil tank. Gated access leads to the rear gardens.

THE GRAND TOUR

The main property offers a spacious porch entrance providing an ideal meet and greet space, with ample space for a family and all the associated shoes and coats that are required. A door opens up into the main hall entrance with attractive wood panelling which in turn leads up the stairs which creates a focal

point to the room with a roof light above. Useful storage can be found under the stairs with doors leading to the main reception rooms and the ground floor W.C. The W.C is equally spacious with a modern two piece suite and useful built-in storage cupboard. The main sitting room centres on a feature timber built fireplace with a uPVC double glazed window to front and further French doors which lead onto the rear garden. This light and bright room is a perfect family size with modern touches including wall lighting and a smooth ceiling above. The kitchen/dining room has been created for open plan living, incorporating ample room for kitchen activities, soft furnishings and a dining table. The kitchen offers a u-shaped arrangement of wall and base level units with space for a range style oven, including an extractor fan above and work surfaces which run around the units with a matching up-stand. Integrated appliances include a dishwasher with space for a fridge/freezer whilst a window and French doors lead out onto the rear garden. The utility room creates a link to the adjoining annexe whilst also ensuring the two spaces remain private. The utility room offers space for laundry appliances, a further sink unit and general storage with tiled effect flooring underfoot. Upstairs in the main house, the light and bright landing offers a velux window to front, the continuation of the attractive wood panelled walls and also a useful loft access hatch. Four bedrooms lead off the landing, all finished with fitted carpet and uPVC double glazing, including the main bedroom which offers a full width range of built-in wardrobes with sliding mirrored doors. The main bedroom includes access to a private en suite which offers a modern white three piece suite, heated towel rail and tiled flooring. The family bathroom has been updated in recent years to include storage under the sink, a bath with mixer shower tap and separate shower cubicle with attractive tiling. Also off the landing is a useful study with views across the driveway which could of course be a further dressing room or storage space if required.

The annexe is sizeable and remains fully self-contained with an access link through the utility room in the main house, or through its own uPVC double glazed front door. The carpeted hall entrance offers a welcoming meet and greet space with the



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bedroom accommodation located immediately on your right as you enter the annexe - with fitted carpet underfoot and a uPVC double glazed window to front. The hallway continues with several built-in storage cupboards and access to the modernised shower room, which offers a three piece suite including a large vanity style unit with storage cupboard under and a built-in shower cubicle with tiled splash backs. The annexe sitting room offers attractive vertical radiators and two windows onto the rear garden. The sizeable kitchen/dining space includes tiled flooring underfoot, and space for a dining table. The kitchen includes integrated cooking appliances with the inset electric ceramic hob and a built-in eye level electric double oven, space for white goods including a fridge, freezer and washing machine is also provided. Leading off the kitchen is an extension to the living space with a tiled conservatory including full height windows and French doors onto the rear garden.

THE GREAT OUTDOORS

The rear garden is fully enclosed and mainly laid to lawn. Mature hedging screens the property with enclosed timber fencing and various patio seating areas. Mature planting can be found throughout the garden, including a pond and two useful timber sheds with electric.

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 8PR

What3Words : ///subplot.flushed.sometimes

VIRTUAL TOUR

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

AGENTS NOTE

The property is within close proximity to a train-line. The main house and annexe share all services, with separate council tax in place. The heating is zoned for independent control in the house and annexe.

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
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area
 2325.11 ft²
 216.01 m²



Floor 1



Ground Floor

