



High Common, Swardeston - NR14 8DL

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High Common, Swardeston, Norwich

Basking in the SOUTH SUN, this period style COTTAGE enjoys STUNNING PANORAMIC VIEWS across SWARDESTON COMMON. With close to 1100 Sq. ft (stms) of accommodation, the property is BRIMMING with CHARACTER and CHARM, whilst enjoying a WALLED garden with the plot totalling 0.13 acres (stms). Situated with an CONSERVATION AREA, the property enjoys a CHARACTERFUL FACADE and SASH WINDOWS to front. The accommodation comprises a 13' SITTING ROOM with a CAST IRON WOOD BURNER, 10' DINING ROOM, and 20' KITCHEN/BREAKFAST ROOM with a feature AGA. The 16' CONSERVATORY extends the living space and is also used for day to day access to the property, whilst a SHOWER ROOM completes the property. Upstairs, THREE BEDROOMS lead off the landing, with the main bedroom including a WALK-IN STORAGE CUPBOARD, all served by the main family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Character Cottage
- Panoramic Views of The Common
- Large Walled Gardens to Rear
- Home Office/Studio & Summer House
- Two Reception Rooms
- Kitchen/Breakfast Room with Aga
- Conservatory
- Three Bedrooms



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

IN SUMMARY

Basking in the SOUTH SUN, this period style COTTAGE enjoys STUNNING PANORAMIC VIEWS across SWARDESTON COMMON. With close to 1100 Sq. ft (stms) of accommodation, the property is BRIMMING with CHARACTER and CHARM, whilst enjoying a WALLED garden with the plot totalling 0.13 acres (stms). Situated within a CONSERVATION AREA, the property enjoys a CHARACTERFUL FACADE and SASH WINDOWS to front. The accommodation comprises a 13' SITTING ROOM with a CAST IRON WOOD BURNER, 10' DINING ROOM, and 20' KITCHEN/BREAKFAST ROOM with a feature AGA. The 16' CONSERVATORY extends the living space and is also used for day to day access to the property, whilst a SHOWER ROOM completes the property. Upstairs, THREE BEDROOMS lead off the landing, with the main bedroom including a WALK-IN STORAGE CUPBOARD, all served by the main family bathroom.

SETTING THE SCENE

Fronting the common with panoramic views across the open space, the property is set back allowing for off road parking to front, with access leading to the main entrance door and gated rear garden. Whilst the current owners tend to use the rear of the property for day to day access, the front door does take you in to the main sitting room if required.

THE GRAND TOUR

From the rear of the property, French doors open up to the conservatory offering a tranquil vista to enjoy the private and secluded gardens which are on offer. The conservatory itself





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offers a versatile and easy to maintain space with tiled flooring underfoot, ample space for soft furnishings and a dining table. A fully glazed window and door take you into the adjacent kitchen which is a surprising size given the age of the cottage itself, with a feature gas fired Aga sitting to one end and standing proud. The kitchen offers typical country style cottage finishes such as wood work-surfaces and an inset ceramic butler sink. The kitchen itself offers a vast array of built-in storage with space for a further electric oven if required and integrated white goods including a dishwasher and fridge/freezer. At the opposite end of the kitchen, a shower room leads off with fully tiled interior including a rainfall shower and further built-in storage. The main living space has two principal rooms, first of all starting with the dining room with a sash window to front to enjoy the views across the common with wood flooring underfoot and a feature fireplace. Stepping up, you head into the main sitting room which is centred on the main feature cast iron wood burner with a pamment tiled hearth and ornate surround. A further sash window to front allows for natural light and the views across the common, whilst creating a cosy snug.

Heading upstairs, the carpeted landing includes a high level hidden storage cupboard, with doors to three bedrooms - all of which are finished with fitted carpet and double glazed windows. A large built in cupboard can be found off the main bedroom which also enjoys dual aspect views to the side and rear. Completing the property is a family bathroom which is finished with a three piece suite and storage under the hand wash basin with a mixer shower tap and period style wood panelling.

AGENTS NOTE

The land which is included with the sale is held across two separate Land Registry Title Deeds.

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THE GREAT OUTDOORS

Split into several 'rooms', first of all you start with the main garden, finished with a shingled seating area and sweeping patio, where an adjacent lawned garden and range of mature shrubbery can also be found. An archway through the brick wall takes you to a secondary section of the garden, with further planting and a large studio/music room with fitted carpet, double glazing and built-in storage, creating an ideal home office or working environment. A useful timber shed offers storage. The second archway takes you to the rear part of the garden, with a summer house, various fruit trees and vegetable plots, walled rear boundary, further lawn and mature planting.

A hand holding a smartphone displaying a virtual tour interface. The screen shows a house icon, a globe icon, and the text "Enter virtual tour" and "STARKINGS & WATSON". The browser address bar shows "starkingsandwatson.co.uk". A QR code is visible in the bottom left corner of the phone's screen.

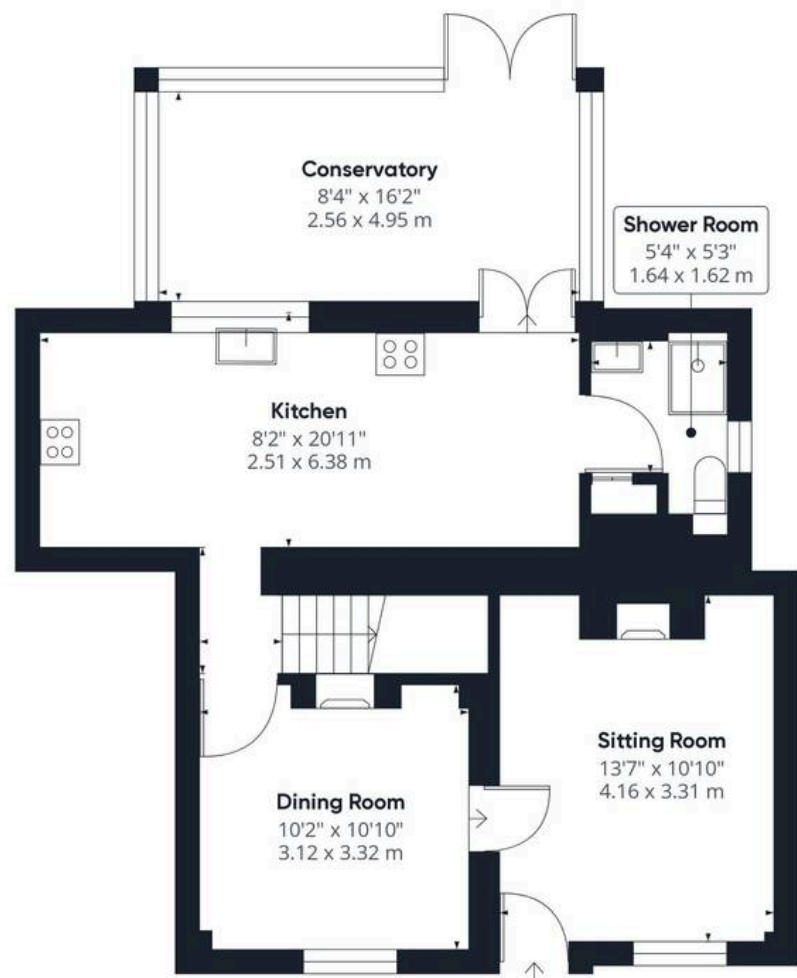
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1226.57 ft²
113.95 m²

Reduced headroom

14.7 ft²
1.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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