



Cavell Close, Swardeston - NR14 8DH



Cavell Close

Swardeston, Norwich

Tucked away at the END of a CUL-DE-SAC location, this detached home enjoys some 1284 Sq. ft (stms) of accommodation, centred on the large 21' SITTING ROOM with DUAL ASPECT VIEWS and a cast iron WOOD BURNER. With POTENTIAL for a FIFTH ground floor BEDROOM, the property is hugely flexible, including a hall entrance with W.C, utility space and 14' KITCHEN. The rear porch/boot room is an ideal family friendly space whilst providing access to the INTEGRAL GARAGE. Upstairs, FOUR BEDROOMS lead off the landing, with TWO STORAGE CUPBOARDS on the landing, and a SHOWER ROOM completing the property. The rear garden offers the perfect mix of GRASS and PLANTING, with a timber shed and SUMMER HOUSE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home
- Cul-De-Sac Setting
- Sitting/Dining Room with Wood Burner
- Garden Room
- Kitchen, Utility Space & Boot Room
- Four Bedrooms
- W.C & Shower Room
- Enclosed Gardens & Integral Garage

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, beauticians 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.

SETTING THE SCENE

Tucked away at the end of the cul-de-sac, the property is set back from the road with a hard standing driveway offering tandem parking, with access to the adjoining garage. The front gardens offer a wealth of mature planting whilst being mainly laid to lawn and including an access to the rear.



THE GRAND TOUR

Stepping inside, the hall entrance offers wood flooring underfoot for easy maintenance, with doors taking you to the main living space and kitchen beyond. Stairs rise to the first floor landing whilst a useful W.C can be found to your right hand side. Heading into the main sitting room, this dual aspect room offers views to front and rear, with a feature cast iron wood burner and further wood effect flooring underfoot for ease of maintenance. A door takes you into the study or family room which offers a versatile space which could also be used as a bedroom, with windows to side and rear and a door taking you to the rear garden. The kitchen offers an open plan space into the adjacent utility room where there is ample room for general white goods and laundry appliances. The main kitchen itself offers a range of wall and base level units, with attractive splash-backs and wood affect work surfaces with further space for general white goods and cooking appliances. A door takes you into the rear lobby with an access door to the outside and a further window to rear, creating a boot room style environment, where a door takes you into the adjacent garage which offers useful storage and up and over door to front.

Heading upstairs, the carpeted landing leads to all four bedrooms, three of which are finished with stripped wood flooring and one with fitted carpet. The main bedroom includes built in double wardrobe to one corner whilst the landing itself offers a large built in airing cupboard and storage cupboard. The shower room completes the main upstairs with a white three piece suite including a walk-in shower, tiled splash-backs and heated towel rail.

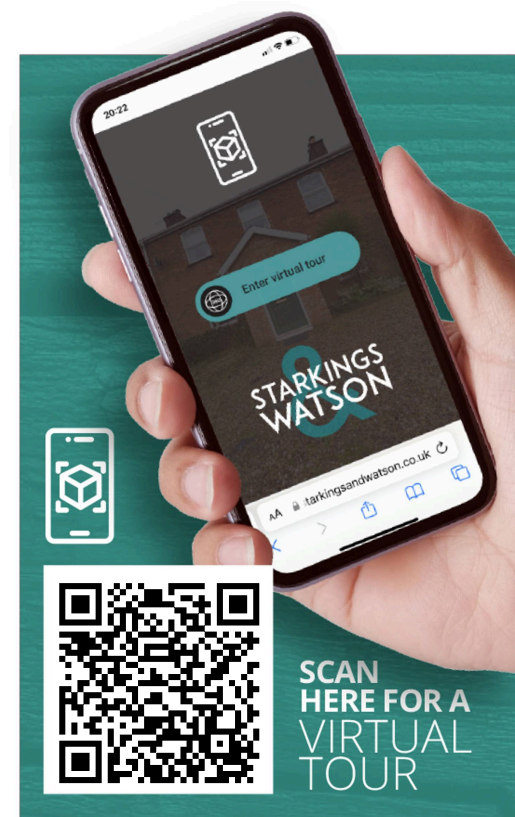
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VIRTUAL TOUR

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



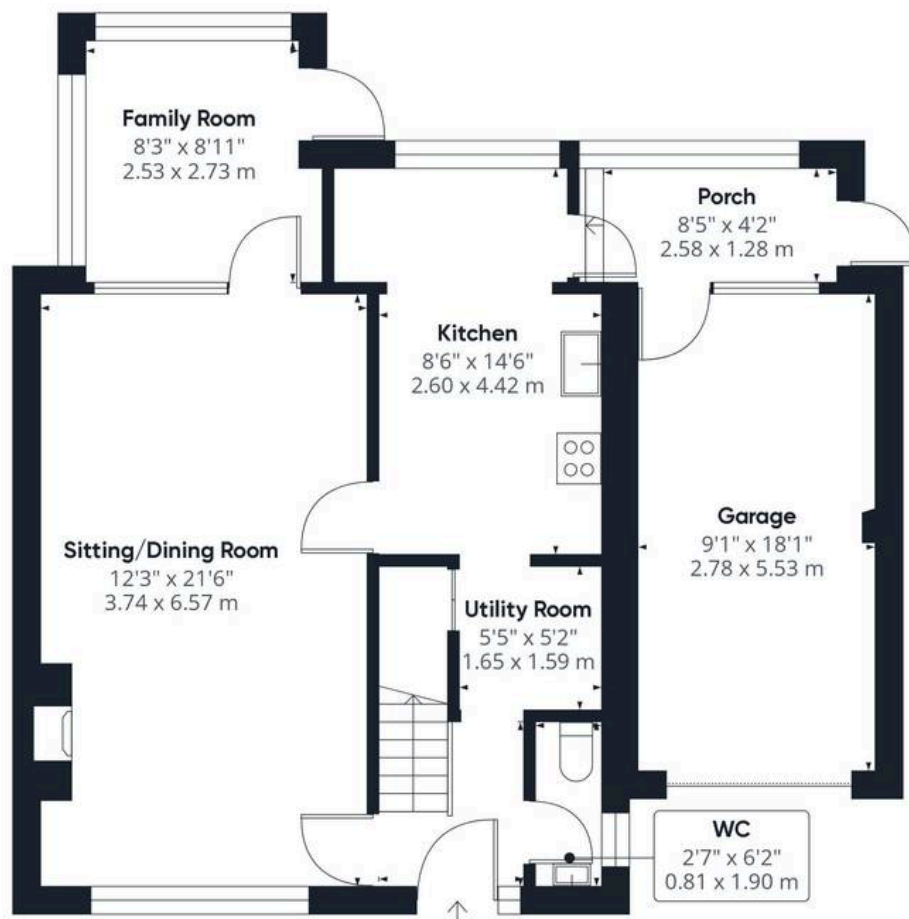




THE GREAT OUTDOORS

Heading outside, the rear garden offers a lawn expanse with enclosed timber fence boundaries and a variety of mature planting. A useful vegetable plot and raised bed section can be found to the left hand boundary along with a useful timber built storage shed and summer house. The greenhouse is opposite, with gated access leading to the front driveway, garage and parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1284.04 ft²
119.29 m²

(1) Excluding balconies and terraces

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



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