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The Common
Swardeston



A THREE BEDROOM DETACHED HOME, IN A BEAUTIFUL VILLAGE OVERLOOKING COMMON LAND AND UNSPOILT COUNTRYSIDE

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34 The Common, Swardeston, Norfolk NR14 8EB

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INNER HALLWAY

Doors to cloakroom, sitting room, playroom/study, kitchen, dining room and opens to utility area. Stairs turn and rise to the first-floor accommodation.

CLOAKROOM

Low level WC, wash hand basin and window to side aspect.

UTILITY ROOM

Window to rear aspect, drainer sink unit, plumbing for washing machine.

KITCHEN

A modern fitted comprising:- a range of base and eye level units providing storage with quality Quartz worksurfaces, an electric double oven and hob with extractor above, built in dishwasher, a centre island with breakfast bar, built in wine fridge and additional storage, drainer sink unit, wood effect (easy to clean) flooring, space for American style fridge freezer, wall mounted radiator, built in lighting to the base boards. Window to side aspect.

SITTING ROOM

A beautiful inglenook fireplace with inset wood burning stove is the centre piece of the room. It was specially made with herringbone brick work with a rustic reclaimed style hollow natural oak mantle beam. Plenty of natural light comes via two windows to the wide aspect. Wall mounted radiator.

PLAYROOM/STUDY

A carpeted space with a wall mounted radiator and double-glazed doors leading to the front.





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DINING ROOM

A carpeted space with a wall mounted radiator and double-glazed doors leading to the front.

LANDING

Doors to all first floor rooms, door to balcony and wall mounted radiator.

BALCONY

A fantastic addition to the home measuring approximately 15'4ft x 8,8ft. Generous in size to allow for a seating area and enclosed with a glass balustrade.

BEDROOM

Window to side aspect, wall mounted radiator and built in bedroom furniture.

BEDROOM TWO

Window to side aspect, wall mounted radiator.

BEDROOM THREE

Window to side aspect, wall mounted radiator.

BATHROOM

A white suite comprising:- low level WC, wash hand basin with storage under, bath with shower and screen above, wall mounted towel heater.



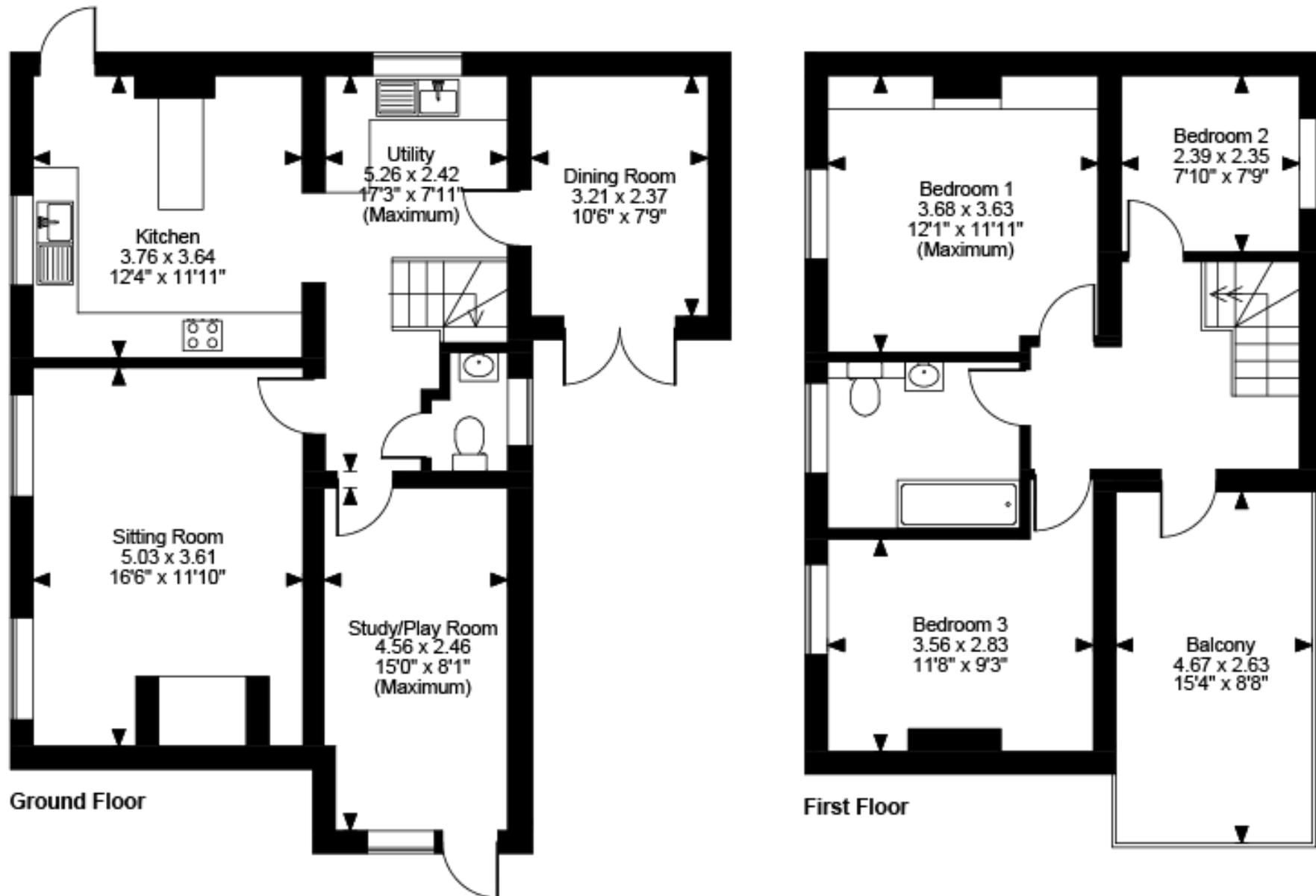


EXTERNAL

A generous enclosed garden has been designed with low maintenance in mind. Area laid to lawn, a paved covered area provides a seating area, bar & outside cooking area and a timber framed summer house sits on a raised decked area. A second paved area offers handmade wooden seating and a pond. Ample parking to the front of the home.



The Common, Swardeston, Norwich



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£600,000



This detached home comes to the market in a rarely available location. Offering beautiful views of common land and unspoilt countryside to the front aspect, the setting is ideal for those that enjoy relaxing walks via the Tas Valley footpaths. The home has been transformed by the current owners and finished to a high standard.

The work undertaken was done with the thought of 'an authentic cottage feel mixed with modern charm'. A particular feature are oak beams running along the ceilings. The accommodation comprises: - a ground floor cloakroom, sitting room, dining room, playroom/study, a modern fitted kitchen with Quartz worksurfaces, utility room, three bedrooms and family bathroom. A generous balcony to the front aspect offers a real 'wow factor' and accommodate seating overlooking the enviable views. An enclosed garden provides a space mainly to laid to lawn and a paved area offers handmade wooden seating and a pond.

EPC Rating: E
Council Tax Band: B
Tenure: Freehold

Viewing by appointment with our
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