



Laurel House The Common, Swardeston

£625,000



websters.

Websters Estate Agents are delighted to offer this bespoke build link-detached family home set in the beautiful village of Swardeston to the south of Norwich. Swardeston, renowned for its summer cricket, welcoming community and stunning countryside, is less than 15 minute drive from Norwich city centre, and the Norfolk & Norwich University Hospital. This light and spacious, beautifully presented property is set opposite an open common with enviable views and offers a mature landscaped rear garden. In brief, the property comprises; kitchen / breakfast room, utility room, family room, lounge / dining room, cloakroom, four large double bedrooms off landing, ensuite shower room and a family bathroom. This unique property benefits from: - No onward chain - 5 minute drive to Harford Park & Ride - Excellent bus service for local schools - Beautiful countryside walks, including the Tas Valley Nature Walk - 400mb full fibre internet access
Council Tax band: TBD

EPC Energy Efficiency Rating: C



- › Modern Kitchen / Breakfast Room
- › Ensuite Shower Room And Separate Family Bathroom
- › EPC Rating C
- › Open Plan Lounge / Diner
- › Leafy Outlook To The Front
- › Council Tax Band E
- › Utility Room And Separate Cloakroom
- › A Bespoke Build Link-Detached Family Home
- › Four Double Bedrooms Off Landing
- › Private Rear Garden



ENTRANCE HALL

Part obscure double glazed composite front door, carpeted stairs to the first floor, further doors to cloakroom, kitchen / breakfast room, lounge / diner and family room, engineered oak flooring, radiator and coving.

CLOAKROOM

Low set WC, hand wash basin set to vanity with tiled splash back, obscure uPVC double glazed window to the side aspect, LVT flooring, extractor fan, coving and a radiator.

KITCHEN/BREAKFAST ROOM

Dimensions: 12' 0" x 17' 0" (3.67m max x 5.19m max). Open plan space comprising a range of wall and base units with laminate work tops and breakfast bar, free standing gas range cooker with extractor hood over, integrated fridge - freezer and dish washer, glossed field flooring, inset one and a half bowl composite sink with mixer tap and drainer, three uPVC double glazed windows to the side and front aspects, uPVC double glazed French double doors to the side access, modern radiator and coving. Door to:

UTILITY ROOM

Dimensions: 10' 3" x 4' 11" (3.13m x 1.51m). Comprising a range of wall and base units with laminate work tops, inset stainless steel sink with mixer tap and drainer, tiled splash back, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, glossed tiled flooring, radiator, uPVC double glazed window to the side aspect, coving and an extractor fan.

FAMILY ROOM

Dimensions: 11' 6" x 18' 9" (3.52m x 5.72m). UPVC double glazed window to the front aspect, uPVC double glazed French double doors to the rear garden with side windows, coving, engineered oak flooring and a radiator.

LOUNGE/DINER

Dimensions: 31' 7" x 13' 7" (9.65m max x 4.15m max). Open plan and extended space with uPVC double glazed French double doors to the rear garden with side windows, two velux windows, two uPVC double glazed windows to the side aspect, wall mounted electric fireplace, engineered oak flooring, radiator, high level uPVC double glazed window to the side aspect, electric storage heater, coving.

LANDING

Doors to four bedrooms and bathroom, airing cupboard, built in storage cupboard, coving, light tunnel, radiator and floor laid to carpet.

ENSUITE

Enclosed shower with tiled backing, dual shower heads and glass door, hand wash basin and low set WC set to vanity with field splash back, velux window, heated towel rail, engineered oak flooring, coving and an extractor fan.

BEDROOM 2

Dimensions: 15' 4" x 10' 5" (4.68m x 3.18m). Double bedroom currently set up as a reception room with large uPVC double glazed window to the front aspect with outstanding views over common opposite, built in wardrobes, coving, engineered oak flooring and a radiator.

BEDROOM 3

Dimensions: 20' 7" x 9' 3" (6.29m x 2.83m). Double bedroom with two uPVC double glazed windows to the front aspect, engineered oak flooring, coving and two radiators.

BEDROOM 4

Dimensions: 17' 5" x 9' 5" (5.31m x 2.88m). Double bedroom with a uPVC double glazed window to the rear aspect, engineered oak flooring, loft hatch, radiator and coving.

BATHROOM

Dimensions: 10' 5" x 5' 6" (3.20m x 1.70m). Panel bath with tiled backing, walk in shower with dual shower heads, tiled backing and glass door, hand wash basin and low set WC set to vanity with field splash back, velux window, LVT flooring, extractor fan, coving and a heated towel rail.

OUTSIDE

The beautifully presented and private south-west facing rear garden is initially laid to a covered alfresco area before leading to a lined space bordered by a range of mature shrub and flowerbed borders with a large summerhouse and access to the single garage. To the front is a stone shingle driveway in front of the garage with a lawned space and fenced frontage.

SERVICES

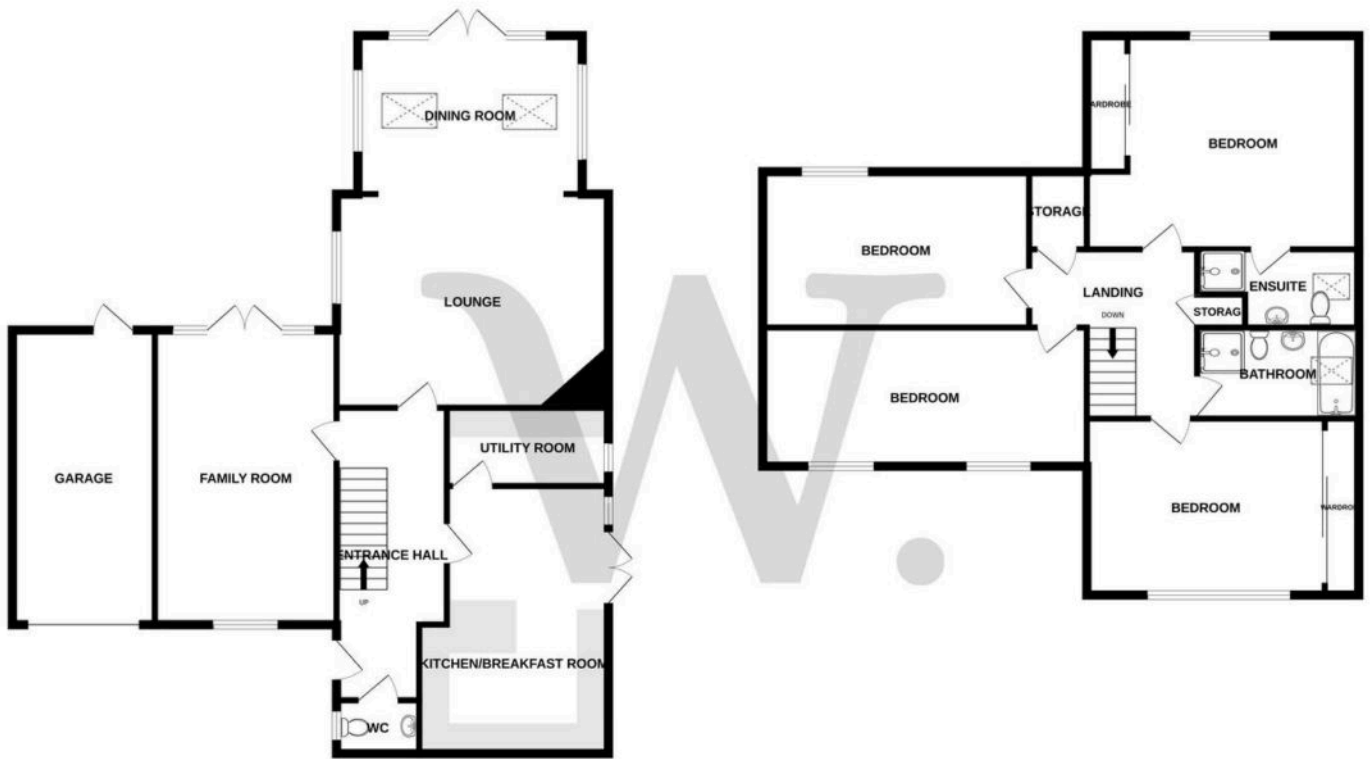
Gas, Electricity, Water and Drainage are connected to the property. Webster's have not tested these services.

VIEWINGS

To be carried out by the sole agents, Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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