



## 9 Swan Close, Swannington

In Excess of £300,000



# 9 Swan Close

Swannington, Norwich

Ideal family home! Step inside Swan Close and discover a bright entrance hall with handy under-stair storage. The open-plan heart of the home boasts a modern kitchen with integrated appliances, seamlessly flowing into a light-filled family/dining area with skylights and French doors leading to the garden. Unwind in the separate sitting room with a cosy log burner. Completing the ground floor is a utility room with WC, a private garden with a patio and a versatile summer house, perfect for entertaining or hobbies. Upstairs, three well-proportioned bedrooms and a modern bathroom provide comfortable living space for the whole family. Ample off-road parking adds to the convenience of this well-designed property.

## THE LOCATION

Nestled in a rural setting, Swan Close resides in Swannington, a peaceful rural village known for its charm. While Swannington offers an escape with a village church and a friendly community, you won't be far from everyday conveniences. Regular bus links connect you to the villages of Lenwade and Taverham, boasting a wider range of amenities and schooling options. The nearby NDR ensures easy access to Norwich, a vibrant city centre rich in history, culture and all the shopping you could need.







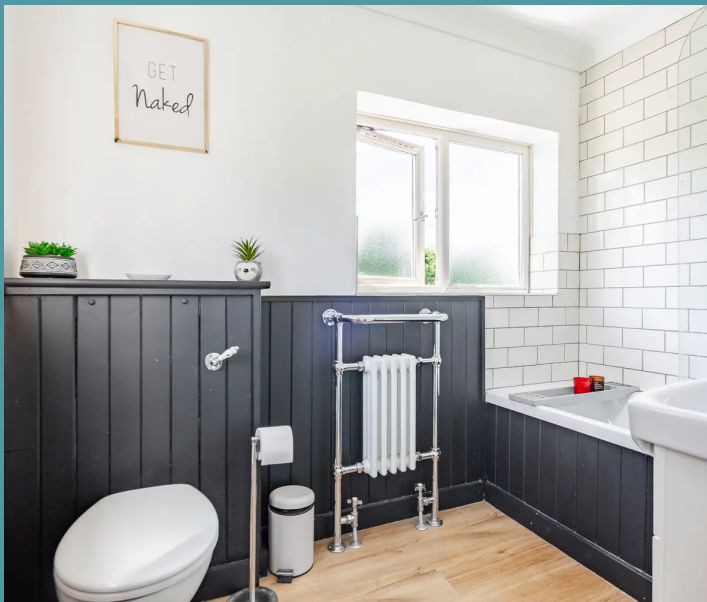
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### SWAN CLOSE

Step into the bright and airy entrance hall, offering convenient under stair storage for all your organisational needs. The heart of this home lies in the open plan living space, seamlessly combining a modern fitted kitchen with matching wall and base units, complete with provisions for appliances. The kitchen effortlessly flows into a family room/dining area, featuring a large skylight that fills the space with natural light, and French doors that open out to the rear.

A good-sized sitting room awaits, complete with a cosy log burner and wooden mantelpiece, offering the perfect space for relaxing evenings. The ground floor not only hosts a utility/WC for added functionality but also boasts a private garden plot with a mix of lawn and patio, as well as a versatile summer house with inclusion of power, ideal for a variety of uses.



Ascending to the first floor, you will find two double bedrooms alongside a versatile third, offering ample space for the whole family. The stylish bathroom suite features contrasting grouted tiles and chrome accents, creating a modern and sleek aesthetic.





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This property caters effortlessly to family living, with a well-designed layout and a range of practical features. For added convenience, there is sufficient off-road parking to the front, ensuring there is always space for vehicles.

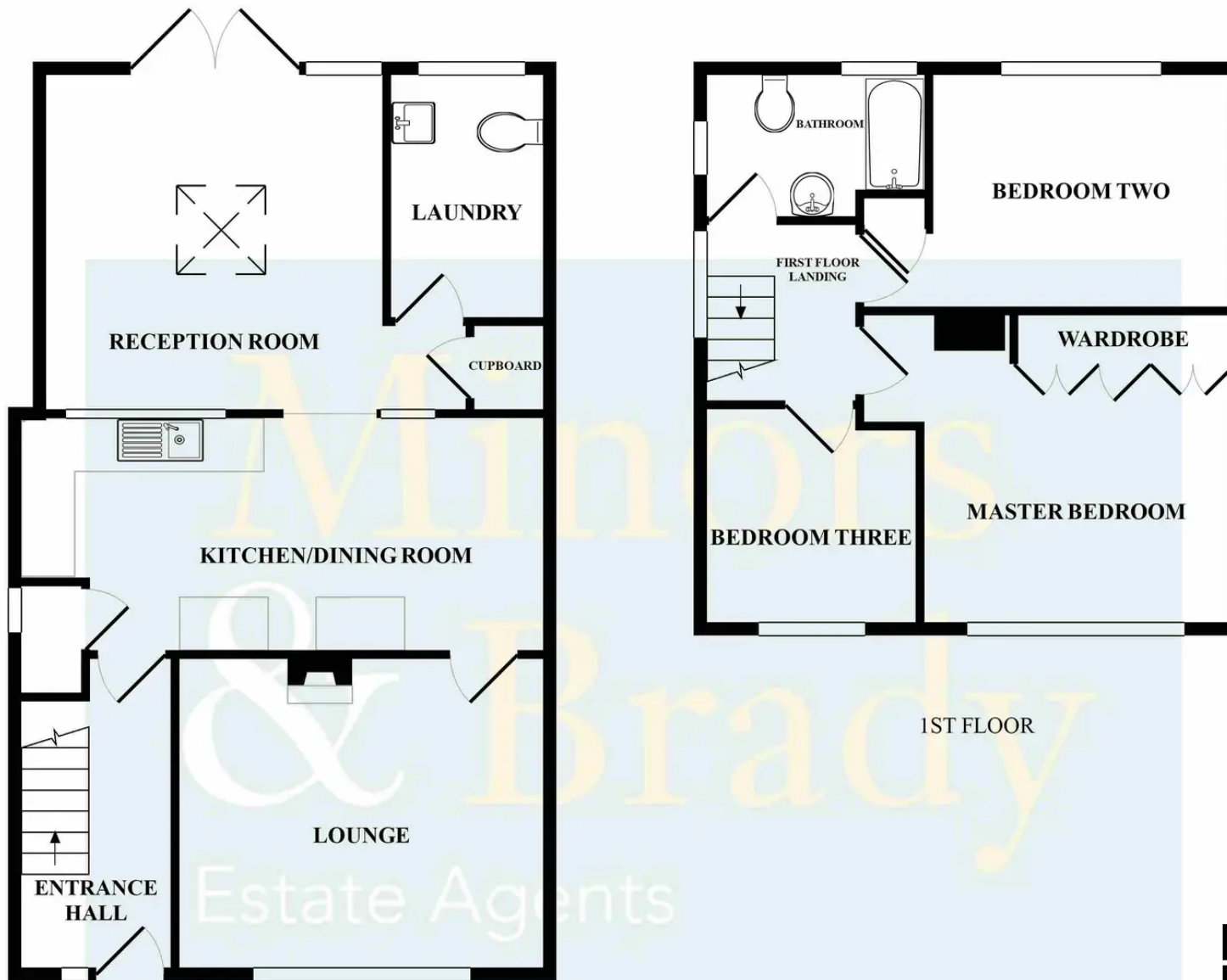
### AGENTS NOTE

The property is freehold and connected to the mains: electricity, water and drainage, double glazing throughout, gas central heating and a driveway.

Council Tax Band - B







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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