

The Vale, Swainsthorpe, Norfolk



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ESTATE AGENTS

Norwich - 7.5 Miles
Mulbarton - 1.7 Miles
Wymondham - 7.6 Miles

We are pleased to offer this well maintained two bedroom period property in the quiet private development 'The Vale'. Positioned within beautiful communal grounds with acres of countryside to either side, properties of this style are rarely available making early viewings paramount.

Accommodation comprises briefly:

- Period features
- Two double bedrooms
- Sitting/Dining room with feature fireplace
- Kitchen
- Family bathroom
- Downstairs W.C.
- Private courtyard garden
- Secure car parking
- Communal gardens and grounds



The Property

Dating back to the 1800s many period features still remain throughout the property such as high ceilings. One enters through the period style main entrance to doors leading to all rooms, a storage cupboard and stairs leading to the first floor. The kitchen to the right offers a range of base and wall units with roll edged work surfaces, integrated oven/hob and extractor, fridge and freezer, space for washing machine and a stainless steel sink drainer unit with mixer taps over and tiled splash backs. A window looks to the front aspect.

The good sized sitting/dining room boasts a high ceiling with exposed ceiling beams. The focal point of the room is the feature fireplace with mock wood burner inset and there is a window and double doors leading to rear garden. The downstairs W.C. has Extractor, low level W.C., wash hand basin & tiled splash backs.

Coming up to the first floor we have both double bedrooms on the left, both with high ceilings and exposed beams, one with window to the front, the other with window to the rear. The bathroom comprises a low level W.C., wash hand basin, shower cubicle and bath, door leading to airing cupboard, wall mounted heater, part tiled walls and tiled flooring.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric Storage Heating. Mains water and drainage.

EPC Rating: TBA

Local Authority

South Norfolk District Council

Tax Band: B

Postcode: NR14 8PL



Agents Note

It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

**Offers In Region Of £169,950
subject to contract**

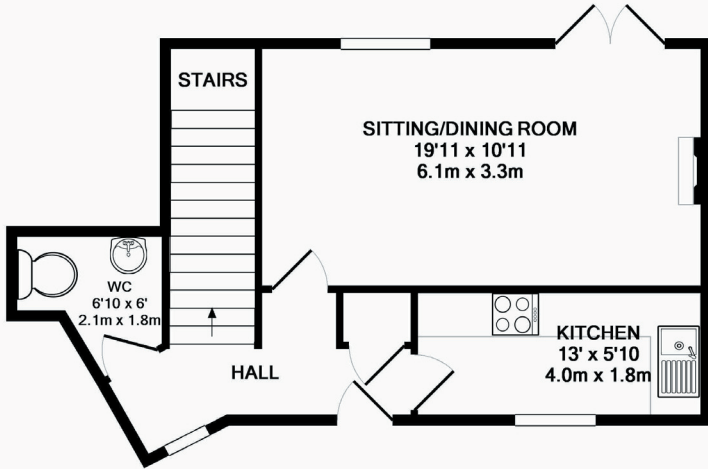
Outside

An enclosed paved pathway leads to the main entrance door with the array of decorative plants, shrubs and hedging providing enhanced privacy. The rear garden is fully enclosed with rear access gate and benefits from being low maintenance with paving and an array of shrubs and hedging offering privacy. The beautiful communal landscaped gardens are surrounded by farmland and are laid to lawn with mature trees and hedges with picnic benches and seating areas. There are ample residents' parking spaces and a further guest parking area.

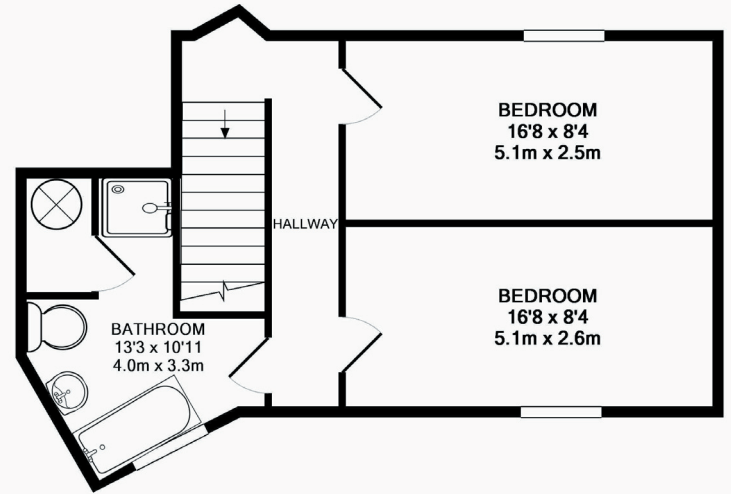
Location

Swainsthorpe is a pretty village just off the A140 road, approximately 5 miles south of Norwich and 3 miles from the A47 giving good access routes. Local amenities can be found in the village of Mulbarton, approximately 1 mile distance providing a village supermarket, Post Office, health centre, primary school, church and public house.





GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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To arrange a viewing please call us on 01603 859343

Beccles: 01502 710180
Bungay: 01986 888160
Bury St Edmunds: 01284 848454
Diss: 01379 644822
Halesworth: 01986 888205
Harleston: 01379 882535
Loddon: 01508 521110
Saxmundham: 01728 888117



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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