

propertyladder



Yew Tree Cottage, Norwich Road, NR14 8PU

Beautifully Renovated Four Bedroom Terrice House

GUIDE PRICE ££325,000 - £350,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

WONDERFUL FAMILY HOME!

A charming 1890's built terrace home, beautifully renovated by its current owners and seamlessly blending period charm with contemporary living! A large entrance hall welcomes you, openly flowing in to the spacious living room and then a second reception room, acting as a cosy snug room. The heart of the home is a modern kitchen diner, complemented by a striking double-sided wood burner that adds warmth and charm, seamlessly connecting the snug and dining area. The ground floor also features a convenient shower room and utility space. Upstairs, four generously proportioned double bedrooms include one with a private en-suite toilet, while a sleek, contemporary family bathroom serves the rest of the household.



“The expansive landing provides additional flexibility, ideal for a home office or study nook,”



Overview

- Guide price £325,000 - £350,000
- Period terrace house
- Four double bedrooms & two reception rooms
- Double sided wood burner feature
- Kitchen diner & separate utility room
- Three allocated parking spaces
- Two bathrooms & en-suite
- 45ft (stms) enclosed rear garden
- Spacious & filled with character
- Vendors have found chain free house





Location

Swainsthorpe is a village around 3 miles south of Norwich, just off the the A140 which is the main route into the city centre.

The property is a couple of minutes walk from The Sugar Beat Eating House and the same distance from the bus stop, which offers a regular service into the city. Therefore, there is easy access to the amenities which include private and state schools, health facilities, sports facilities and railway station to London (Liverpool Street). Norwich is one of England's finest and oldest cities with its cathedral, cobbled streets, ancient buildings, half-timbered houses and the river Wensum which meanders through the centre towards the castle.



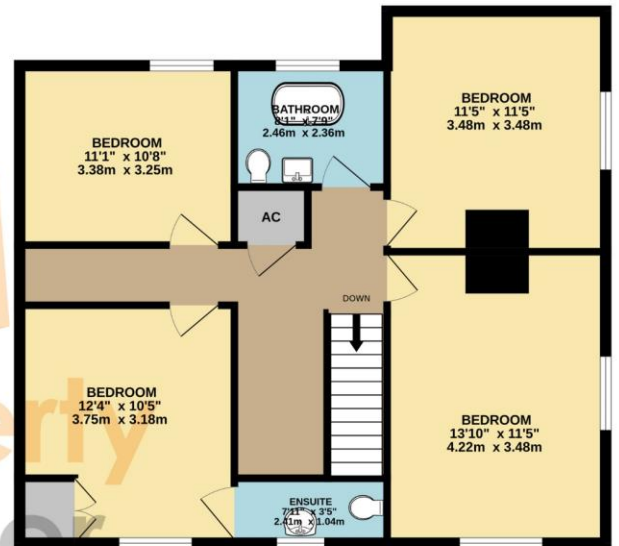
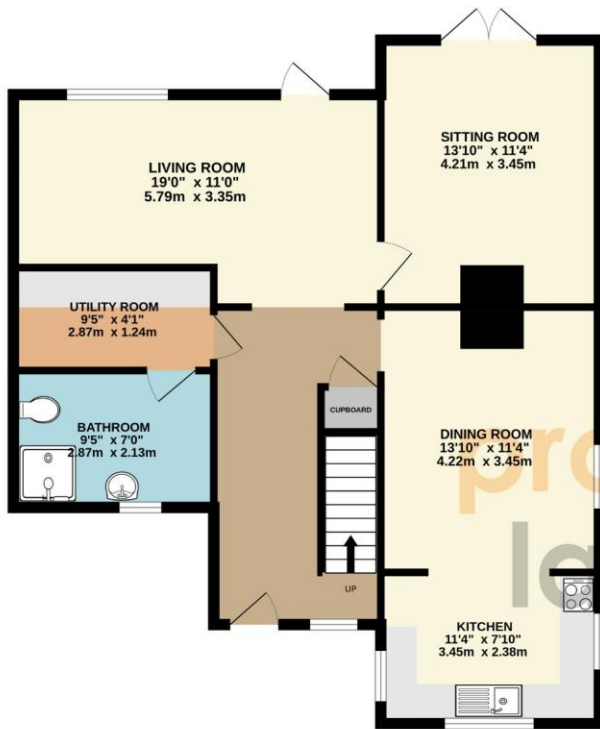
Outside

Outside, the rear garden stretches 45ft (STMS) and proves fully enclosed. The garden consists of a well-maintained lawn offering ample space for play or leisure, a large patio area and outdoor shed.

The property also has the added convenience of three allocated parking spaces.

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	19 G	



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98 Crostwick Lane, Spixworth, NR10 3NQ



T 01603 898100

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