



8 The Poplars, Swanton Abbott

Norwich



Minors & Brady

8 The Poplars

Swanton Abbott, Norwich

Set within a welcoming North Norfolk village, this extended semi-detached bungalow offers generous and versatile accommodation with scope to modernise and put your own stamp on. Inside, the property provides two double bedrooms, a dual-aspect lounge and dining area linked by a wide archway with a fitted gas fire, and sliding doors leading into a conservatory that would benefit from restoration. A light-filled galley kitchen with direct garden access adds practicality, while the family bathroom is fitted with both bath and separate shower. Outside, a large enclosed garden features a patio, lawn, and mature planting, while the driveway and garage provide off-road parking, boarded storage above, and a rear access door. With North Walsham nearby for shops, schools, and leisure facilities, and the Broads National Park a short drive away for boating and scenic walks, the setting offers both convenience and countryside appeal.

Location

Swanton Abbott is a peaceful North Norfolk village offering a welcoming community atmosphere with easy access to both coast and countryside. The nearby market town of North Walsham provides a wide range of shops, supermarkets, leisure facilities, and schools. At the same time, the popular Broads National Park is only a short drive away, perfect for boating and scenic walks. Norwich, with its historic centre, cultural attractions, and mainline rail service to London Liverpool Street, can be reached in under 30 minutes, making this an ideal location for those seeking village life with excellent connections. The surrounding area is dotted with traditional pubs, farm shops, and local attractions, offering plenty to explore close to home. North Norfolk's sandy beaches, including Mundesley and Happisburgh, are within easy reach for relaxed days by the sea. With a mix of rural charm and excellent amenities nearby, Swanton Abbott is well-placed for both everyday living and leisure.





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Entering through the porch, you step into the light-filled, galley-style kitchen. Fitted with wall and base units, patterned work surfaces, and tiled splashbacks, the space includes room for everyday appliances such as a washing machine, fridge, and cooker, along with space for smaller countertop appliances. A rear-facing window and glazed door bring in natural light and open directly onto the garden, while tiled flooring completes this practical setup and highlights the potential for updating into a modern, functional kitchen.

From the kitchen, a door leads into the hallway and onwards into the dining room, which together with the lounge forms a generous dual-aspect reception space. A wide archway links the two sections, allowing a natural flow. The dining area is centred around an exposed brick wall with a fitted gas fire, creating a focal point, while the lounge enjoys large rear windows with garden views and direct access via sliding doors into a conservatory. The conservatory is currently not in use and would benefit from restoration, offering scope for new owners to reimagine it as an additional living space. Patterned wallpaper and fitted carpets reflect the home's character, while leaving room for modernisation.

The property provides two well-proportioned double bedrooms, each offering versatile living space. A family bathroom completes the interior, fitted with both a bath and a separate shower for everyday convenience. Finished in a soft pink suite with decorative tiled walls, the room also features a pedestal wash basin and a frosted window for natural light and privacy.



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Outside, the home is complemented by a generous enclosed rear garden, laid to lawn with a patio seating area and established planting, offering a private setting with plenty of potential for landscaping. To the front, a driveway and garage provide off-road parking. The garage includes stairs to a partially boarded storage area and a door leading directly into the garden, adding further practicality.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- TBD

Council Tax Band- A

The property is subject to a North Norfolk District Council covenant (further details available on request).



Ground Floor
822 sq.ft. (76.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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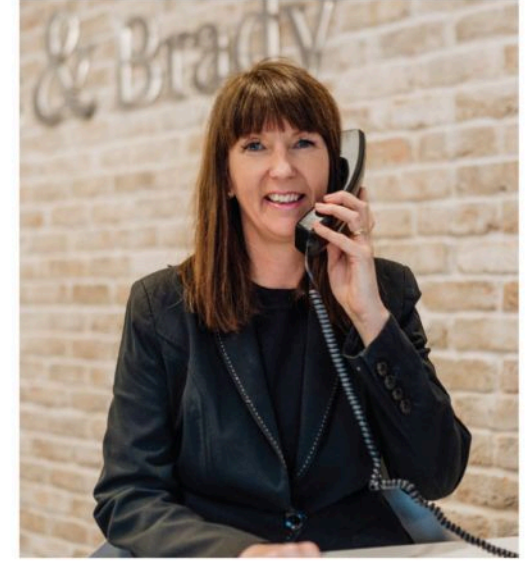
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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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