



3 Swafield Street, Norwich

Norwich



Minors & Brady

3 Swafield Street

This well-presented three bedroom home is situated in the popular NR5 area and offers practical, modern living throughout. The property benefits from driveway parking and a welcoming entrance hall leading into the main living accommodation. A comfortable sitting room and a newly fitted kitchen with porcelain tiled flooring provide well-balanced ground floor space. Upstairs, three well-proportioned bedrooms are accessed via a balustrade staircase. The recently refurbished bathroom includes a bath and sink, with the added feature of a ceiling speaker, while a separate WC is located next door. Spotlighting is fitted throughout the home, enhancing the clean and contemporary feel. Outside, the property enjoys a good-sized plot with a garden featuring a lawn, patio, children's play area and a summer house.

- Three bedroom home located in the NR5 area
- Driveway parking to the front of the property
- Entrance hall providing access to ground floor accommodation
- Sitting room offering comfortable living space and front-facing window
- Newly fitted kitchen with porcelain tiled flooring
- Balustrade staircase leading to the first floor
- Three well-proportioned bedrooms
- Newly refurbished bathroom with bath and sink, plus separate WC
- Bathroom ceiling speaker and spotlighting throughout
- Good sized plot with garden, patio, lawn, children's play area and summer house



M&B



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The Location

NR5 is a popular residential suburb on the western outskirts of Norwich, offering a peaceful setting while keeping everything you need close at hand. The area is well-served for everyday essentials, with several local shops and convenience stores nearby.

For larger retail and leisure options, Longwater Retail Park is just a short drive away, offering plenty of dining, entertainment, and shopping choices.

NR5 also benefits from excellent transport links. Regular bus routes run through the area, making it easy to reach Norwich city centre and surrounding areas without a car. For drivers, the A47 is easily accessible, connecting residents quickly to neighbouring towns and beyond.

With its combination of local amenities, transport options, and nearby leisure facilities, NR5 is a practical and well-connected place to call home.



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Situated on a good-sized plot within the popular NR5 area, this well-presented three bedroom home offers spacious and modern living, ideal for families and professionals alike. The property benefits from driveway parking and a welcoming entrance hall that sets the tone for the quality found throughout.

The ground floor accommodation includes a bright and comfortable sitting room alongside a stunning newly fitted kitchen, finished with contemporary units, porcelain tiled flooring and extensive spot lighting. The kitchen has been designed with both style and practicality in mind, providing an excellent space for everyday living and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, all accessed via an attractive balustrade staircase. The newly refurbished bathroom features a modern suite with bath and sink, complemented by a built-in ceiling speaker, creating a luxurious and relaxing atmosphere.

A separate WC located next door adds convenience for family living.

Externally, the home continues to impress with a generous rear garden offering a lawn, patio area and dedicated children's play space, making it perfect for both relaxation and entertaining. A summer house provides additional versatile space, ideal for a home office, gym or leisure room. With spot lighting throughout, a new kitchen and bathroom, and a thoughtfully designed layout, this property represents a fantastic opportunity in a sought-after location.

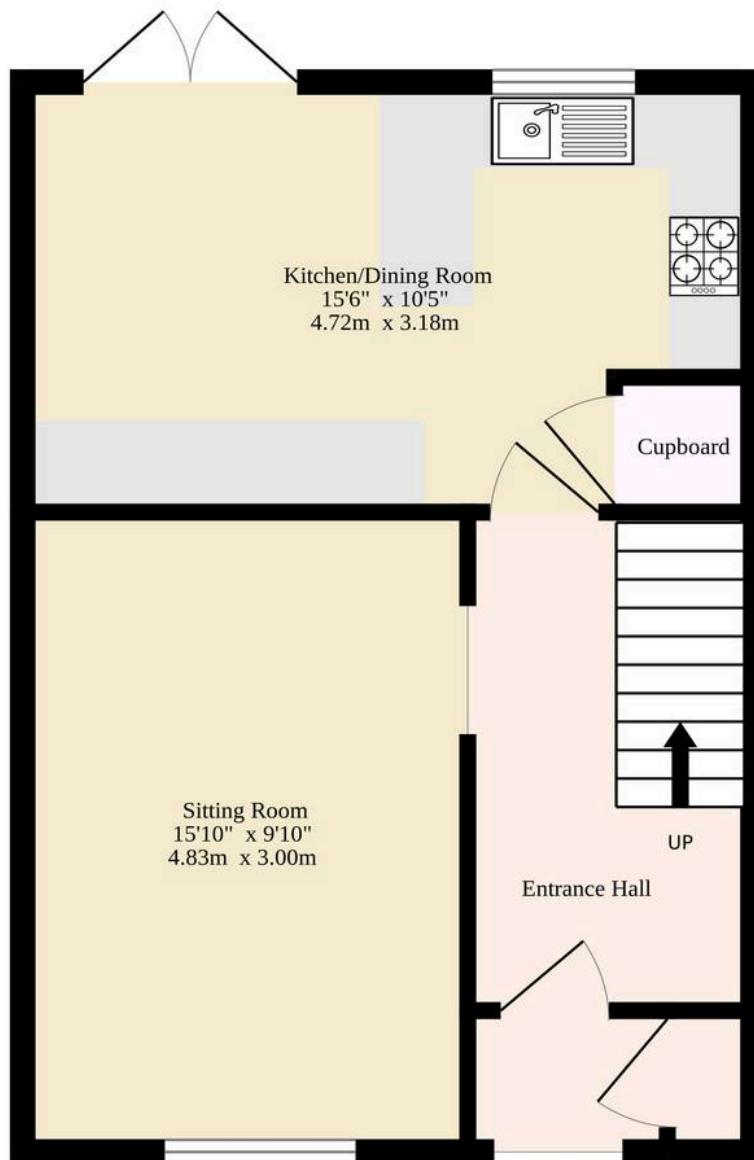
Agents Note

This property will be sold freehold.

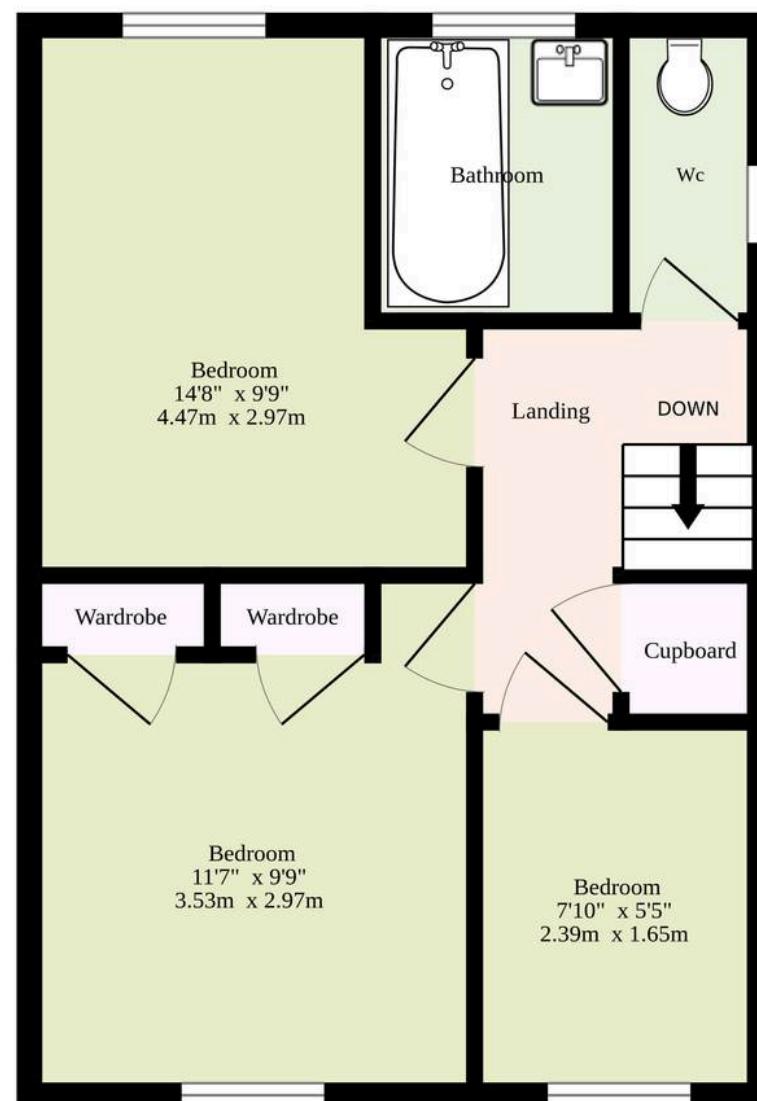
Connected to mains water, electricity, gas and drainage.



Ground Floor
398 sq.ft. (37.0 sq.m.) approx.



1st Floor
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Dreaming of this home? Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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