



Ashley House Main Road, Swardeston

Norwich



Guide Price
Minors & Brady

Tucked away in a quiet rural spot with easy access to Norwich, this charming detached home sits on a generous 0.25-acre plot. Bright and welcoming, it's full of character, with versatile living spaces and a sunny conservatory overlooking the garden. The kitchen is practical yet inviting, with solid wood units, a breakfast bar, and plenty of appliances, alongside a useful utility room. Upstairs, four double bedrooms offer room for the whole family, three with built-in storage, and the main bathroom is modern and spacious. Outside, double gates open onto a block-paved driveway and a detached garage, while the front garden is framed with mature trees and established beds. The south-facing rear garden feels like a private retreat, complete with a patio, raised terrace, and a heated swimming pool. Loved and carefully maintained, this home has a warmth and charm that makes it feel instantly welcoming.

- Generous detached family home set on a private 0.25-acre plot (stms) in a peaceful rural location
- Bright and versatile living spaces, including multiple reception rooms and a light-filled conservatory
- Charming character features throughout, from stained glass doors to elegant fireplaces
- Well-equipped kitchen with solid wood units, breakfast bar, and integral appliances
- Handy utility room providing extra storage and garden access
- Four double bedrooms upstairs, three with built-in wardrobes for ample storage
- Modern four-piece family bathroom with a separate corner shower
- Private south-facing rear garden with patio, raised terrace, and heated swimming pool
- Extensive block-paved driveway and detached garage offering plenty of parking and storage





M&B

Ashley House Main Road

Swardeston, Norwich

The Location

Set within the scenic Norfolk countryside, Swardeston is a friendly and well-connected village just a few miles south of Norwich.

While it offers a quieter pace of life, you're never far from what you need. The village has a strong sense of community and is surrounded by open green spaces, making it ideal for those who enjoy countryside walks and outdoor living.

For day-to-day essentials, neighbouring villages like Mulbarton and Hethersett offer a range of useful amenities including shops, pubs, cafés, schools and medical services. For larger shopping trips, leisure activities, and access to rail links, Norwich city centre is just a short drive away, providing everything from restaurants and entertainment to retail and business services.

Swardeston itself is a lovely place to put down roots, peaceful but not remote, rural but not cut off. It's this balance that makes it such a popular choice for those looking to enjoy village life without giving up modern convenience.

Main Road, Swardeston

Set on a generous plot of around 0.25 acres, this beautifully presented detached home perfectly balances character, comfort, and versatile living space. Tucked away in a quiet countryside location with lovely views, yet with easy access to Norwich and the A47, it's an ideal family home for those seeking both space and tranquility.



M&B

Ashley House Main Road

Swardeston, Norwich

Step inside to a welcoming entrance hall, where a stained glass front door and parquet flooring hint at the character that runs throughout the house. The hallway leads to a bright galleried landing upstairs and connects seamlessly to the ground floor living spaces. There are two to three reception rooms, all with charming fireplaces and plenty of natural light.

At the front, a dual-aspect snug provides a cozy retreat, while a versatile study could easily double as a guest room or extra bedroom. The lounge opens into a light-filled conservatory overlooking the rear garden, with French doors that bring the outside in a perfect spot to enjoy morning coffee or unwind in the evening.

The kitchen is well-equipped and thoughtfully laid out, with solid wood units, a breakfast bar, and integral appliances including a fridge, dishwasher, electric oven, and ceramic hob. A handy utility room just off the kitchen adds extra storage and gives access to the garden, as well as a modern three-piece shower room on the ground floor.

Upstairs, the landing is bright and airy, featuring an arched window with lovely front-facing views. All four bedrooms are double-sized, three with built-in wardrobes providing plenty of storage. The main bathroom is generous and includes a separate corner shower, offering a practical yet stylish space for the whole family.



Ashley House Main Road

Swardeston, Norwich

Outside, the property sits behind double wrought iron gates, opening onto a block-paved driveway with room for multiple cars. A detached garage provides further storage.

The gardens are a real highlight: mostly lawned with mature trees, established flower beds, and hedging for privacy. The south-facing rear garden is especially inviting, with a patio, raised terrace, storage shed, and a heated swimming pool, perfect for summer days or entertaining friends and family in private surroundings.

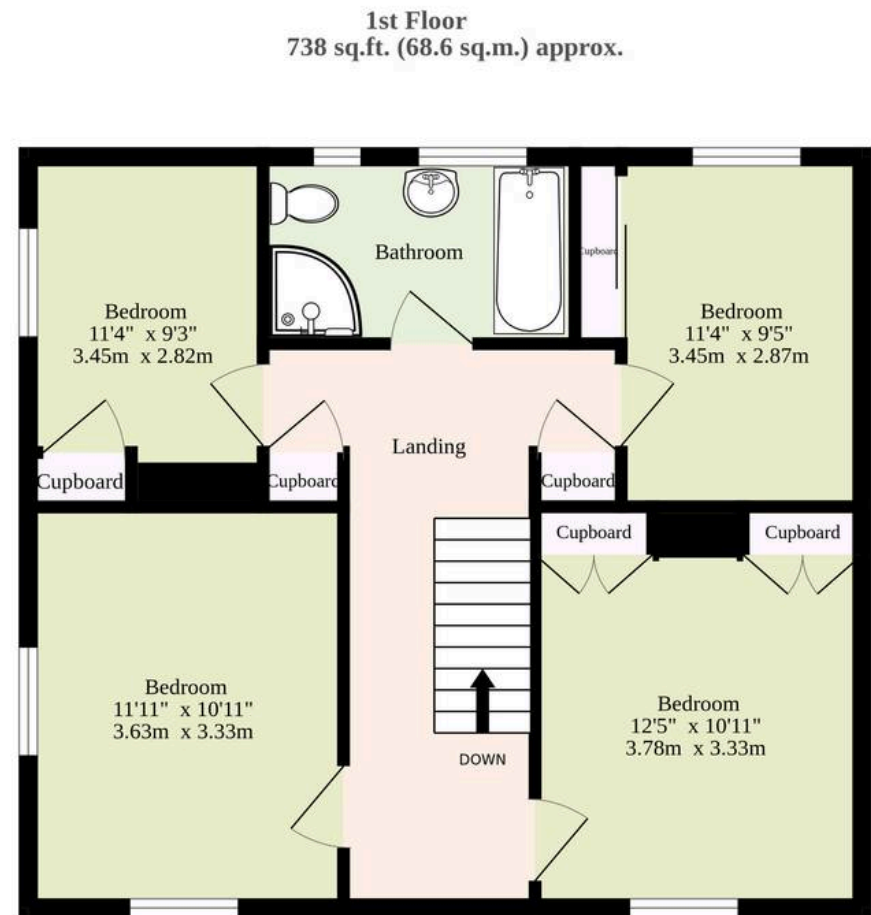
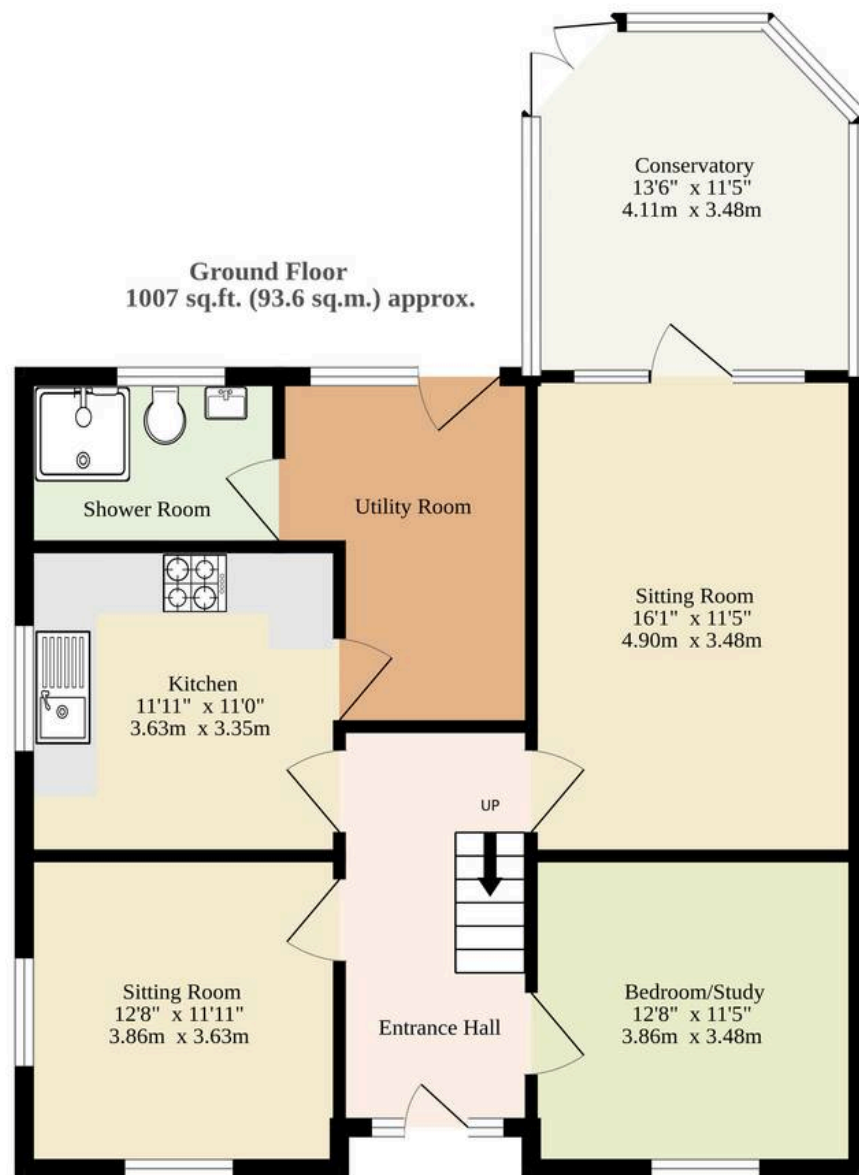
This home has been carefully maintained and lovingly improved, offering a rare combination of charm, practicality, and outdoor space. It's a home that feels welcoming from the moment you arrive, with the flexibility to suit family life now and into the future.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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.
Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk