



Amza Cottage Swardeston Lane, East Carleton

Norwich



Minors & Brady

Amza Cottage Swardeston Lane

East Carleton, Norwich

Dating back to the 1800s, this beautifully presented cottage offers a wonderful combination of period character, thoughtful modern updates, and a peaceful semi-rural setting with stunning field views. Full of warmth and charm, the property has been clearly loved and carefully maintained by the current owners, creating a home that feels both inviting and practical for modern family life.

With four bedrooms positioned off the landing, two bathrooms, generous living space, and ample off-road parking, this is a home that offers both charm and functionality in equal measure.



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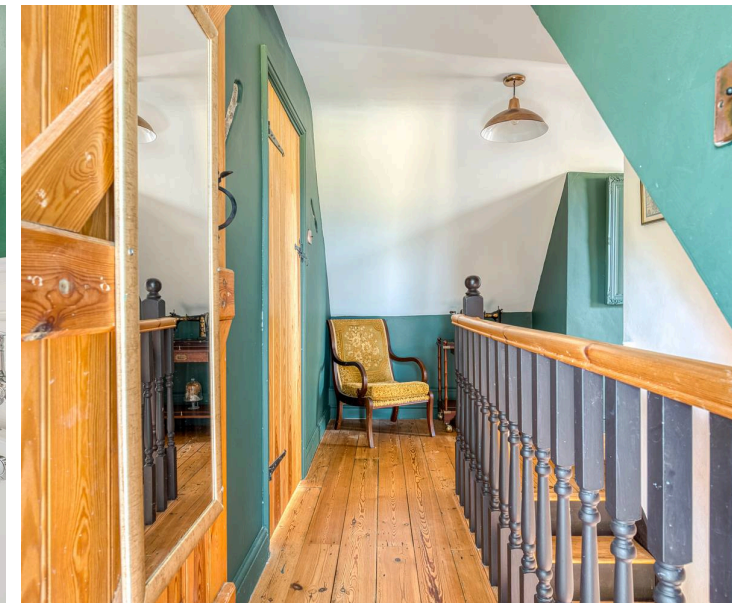
- Beautifully presented 1800s cottage full of character and charm, set in a desirable semi-rural location
- Stunning field views creating a peaceful setting and attractive outlook from the property
- Spacious kitchen/diner with a modern finish, centre island seating, and excellent space for everyday living and entertaining
- Comfortable living room with character features, including a log burner
- Four bedrooms positioned off the first-floor landing, providing practical family accommodation
- Two bathrooms, with one on each floor, offering added convenience for modern family life
- Enclosed rear garden mainly laid to patio, ideal for outdoor dining and low-maintenance enjoyment
- Attractive front lawn garden and ample off-road parking with private driveway
- Well cared for throughout, reflecting the attention and upkeep of the current owners

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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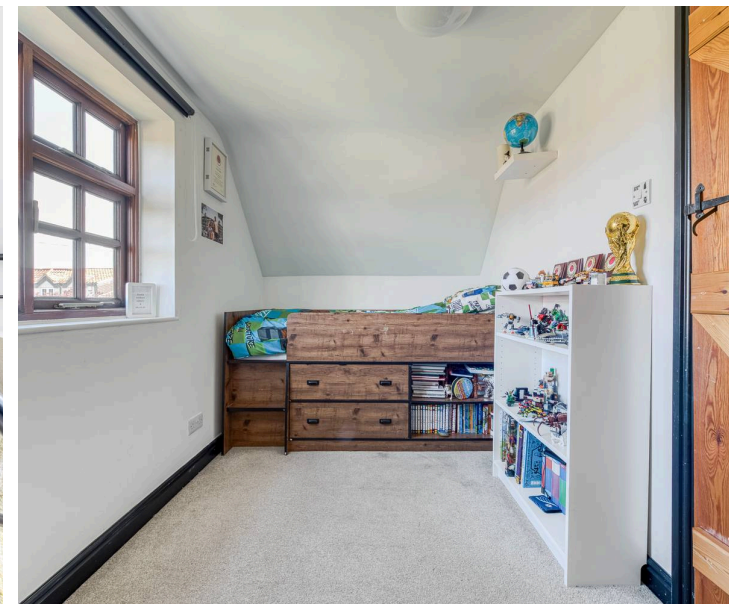
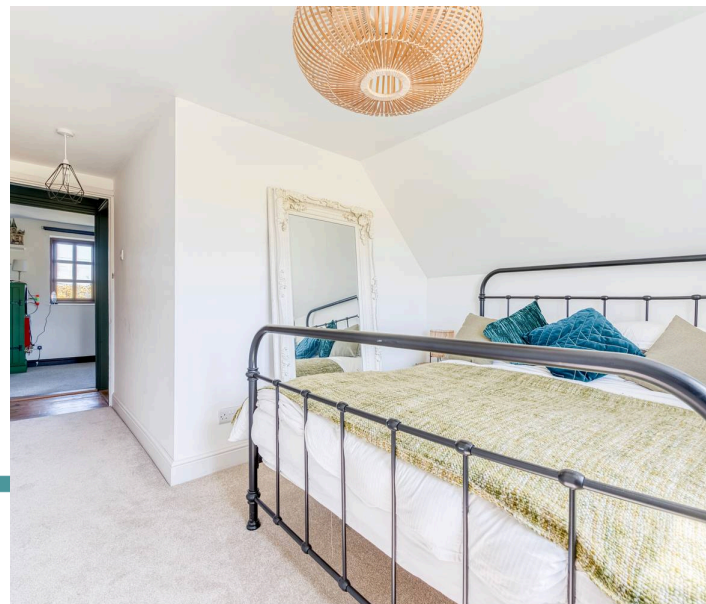
Location

Located along Swardeston Lane, this property enjoys a peaceful village setting in the sought-after area of Swardeston, just south of Norwich. Known for its attractive countryside surroundings and strong sense of community, Swardeston offers a quieter pace of life while remaining within easy reach of everyday essentials. Nearby villages provide local shops, pubs, and schooling options, while Norwich offers a wider range of supermarkets, retail facilities, restaurants, and healthcare services.

The area is well placed for convenient road links into the city centre as well as access to the A47 and A11, making it practical for commuting and travel further afield. Surrounded by open countryside and scenic walking routes, this location is ideal for those looking to enjoy village living with excellent access to Norwich and the wider Norfolk area.

Swardeston Lane

Stepping inside, the entrance hall leads through to a spacious and well-appointed kitchen/diner, designed as the heart of the home. Finished to a modern standard, the kitchen offers excellent storage, generous worktop space, and a central island that provides additional seating, making it ideal for both everyday living and entertaining. The layout allows plenty of room for family dining, while the overall finish complements the character of the property beautifully.



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The living room is a particularly striking space, full of original charm and character features that immediately stand out. Exposed beams, brickwork, and the impressive traditional fireplace create a stunning focal point. This room offers a cosy yet spacious setting, perfect for relaxing while retaining the charm expected from a cottage of this age.

Upstairs, the property offers four bedrooms, all positioned off the landing and providing flexible accommodation for family life, guests, or home working. The principal bedroom enjoys generous proportions, while the remaining rooms offer versatility depending on individual needs. A family bathroom on the first floor is complemented by a second bathroom on the ground floor, adding further convenience for busy households.

Externally, the enclosed rear garden is mainly laid to patio, creating a low-maintenance outdoor space ideal for seating, entertaining, and enjoying the peaceful surroundings. To the front, a lawned garden enhances the cottage setting, while the private driveway provides ample off-road parking. Surrounded by open field views and set within a desirable location, this is a home that delivers both countryside charm and everyday practicality.



Ground Floor

Approx. 75.5 sq. metres (812.9 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.0 sq. feet)
(excluding Wardrobe)



Total area: approx. 135.1 sq. metres (1454.0 sq. feet)

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.

Plan produced using PlanUp.

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



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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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