



Narnia Cross Road, Swanton Abbott  
Norwich



Minors & Brady

# Narnia Cross Road

Set within a peaceful village setting, this detached home enjoys a generous plot with a private, established outdoor space ideal for both everyday living and relaxed entertaining. The approach is particularly appealing, with ample parking and a detached garage adding practicality alongside kerb appeal. Inside, the layout feels light and well-balanced, with a natural flow that suits both busy family life and quieter moments at home. The main reception spaces offer a warm and comfortable feel, creating an inviting setting to unwind or gather with friends and family. Upstairs, the accommodation is thoughtfully arranged, providing flexibility for modern living, whether that's growing families, visiting guests or home working. Overall, the property delivers a calm countryside lifestyle with the convenience of nearby amenities still within easy reach.

- Detached family home set in a peaceful village location in Swanton Abbott, Norfolk
- Generous plot of approx. 0.24 acres (STMS) offering spacious outdoor living
- Ample off-road parking via gated shingle driveway
- Detached single garage with power and lighting
- Private, established gardens including lawned areas, mature planting, and a feature pond
- Bright and spacious living room with open fireplace and direct garden access
- Separate dining room with views and access to the rear garden
- Well-appointed kitchen/diner with dual aspect windows and family dining space
- Four well-proportioned bedrooms, including a principal bedroom with en-suite
- Flexible family layout with additional spaces suitable for home working or guests





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# Narnia Cross Road

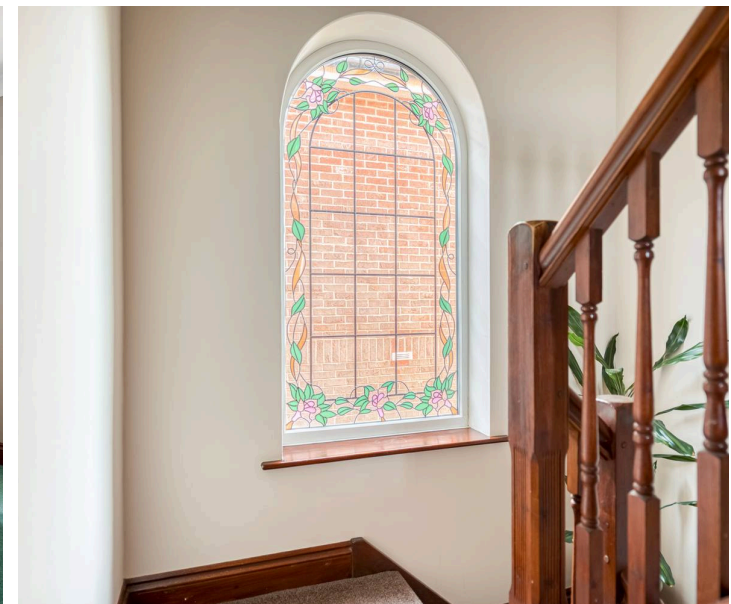
Swanton Abbott, Norwich

## The Location

Situated in the village of Swanton Abbott, The Poplars enjoys a peaceful rural setting surrounded by attractive Norfolk countryside. The village offers a welcoming community atmosphere and a quieter pace of life, while still benefiting from practical local amenities including a primary school and everyday essentials within easy reach.

Nearby, the market town of North Walsham provides a broader selection of supermarkets, independent shops, cafés, and essential services, giving residents convenient access to day-to-day needs and leisure options without having to travel far. The area is also well connected by road, offering straightforward routes towards Norwich as well as the North Norfolk coast, making it suitable for both commuting and days out.

The surrounding countryside provides plenty of opportunity for walking, cycling, and enjoying open green spaces, with a variety of rural routes to explore right on the doorstep. In addition, the nearby coastline offers access to sandy beaches and scenic coastal paths, ideal for weekend trips and outdoor recreation. Overall, this location is well suited to those seeking a quieter village lifestyle, while still remaining within reasonable reach of larger towns, coastal destinations, and key amenities.



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# Narnia Cross Road

Swanton Abbott, Norwich

## Cross Road, Swanton Abbott

Situated in the highly regarded and peaceful village of Swanton Abbott, this attractive detached family home offers well-balanced accommodation set within a generous plot extending to approximately 0.24 acres (STMS). Surrounded by open countryside, the property enjoys a quiet rural setting while still providing convenient access to nearby towns and amenities.

The house is approached via timber gates opening onto a shingle driveway, offering ample off-road parking and access to a detached single garage fitted with power and lighting. The front garden is neatly presented with a lawn, established shrubs and floral borders, along with a pond that adds to the home's tranquil and inviting feel.

To the rear, the garden is mainly laid to lawn and features a private patio seating area, ideal for outdoor dining and relaxation, with a further section leading to a more secluded lawned space enhanced by a mature willow tree.

Internally, the property is bright and spacious throughout, beginning with a welcoming entrance hall with useful under-stairs storage and a ground floor cloakroom. The main living room sits to the rear of the home and benefits from an open fireplace and patio doors opening directly onto the garden, creating a seamless indoor-outdoor flow.



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Swanton Abbott, Norwich

Double doors connect through to a separate dining room, also enjoying views and access to the rear garden. The kitchen/diner is dual aspect and well-appointed with a range of fitted units, space for appliances and room for a family dining table, with a side access door providing additional convenience.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom is positioned to the rear and benefits from an en-suite shower room fitted with modern fixtures. Bedroom two includes built-in wardrobe storage, while bedrooms three and four provide further flexible accommodation suitable for family, guests or home working.

The family bathroom serves the remaining bedrooms and is fitted with a four-piece suite including both a bath and separate shower. Overall, this is a well-presented and versatile home offering generous space both inside and out, ideal for family living.

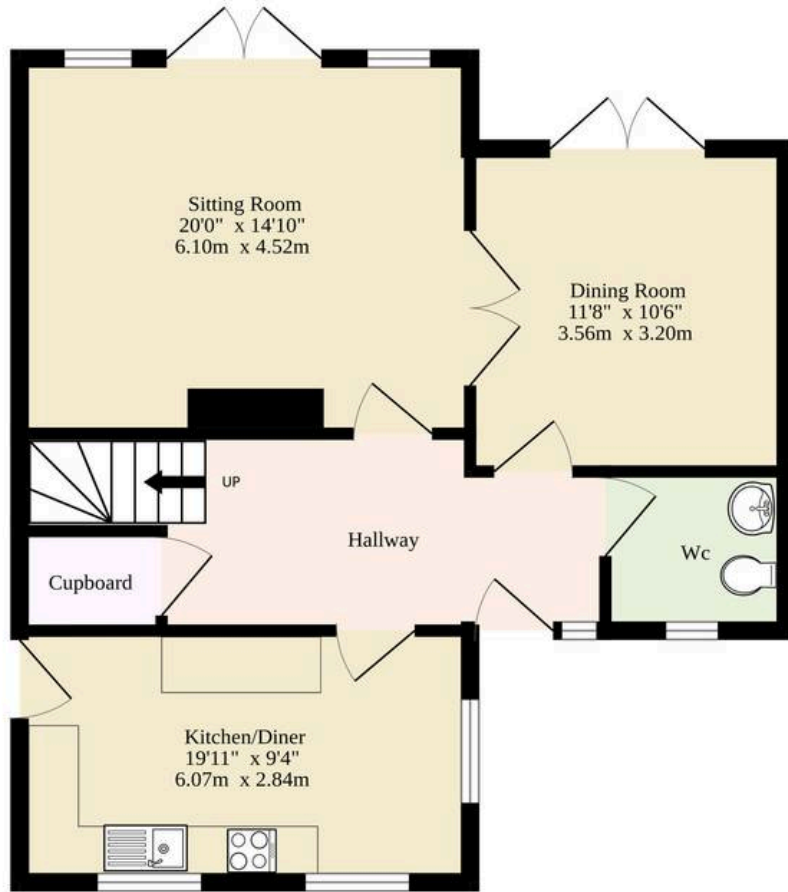
## Agents Note

This property will be sold freehold and connected to mains water and electricity, followed by oil-fired heating and septic tank.

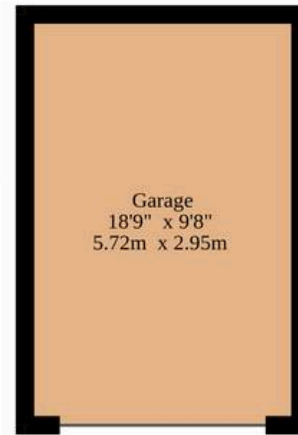
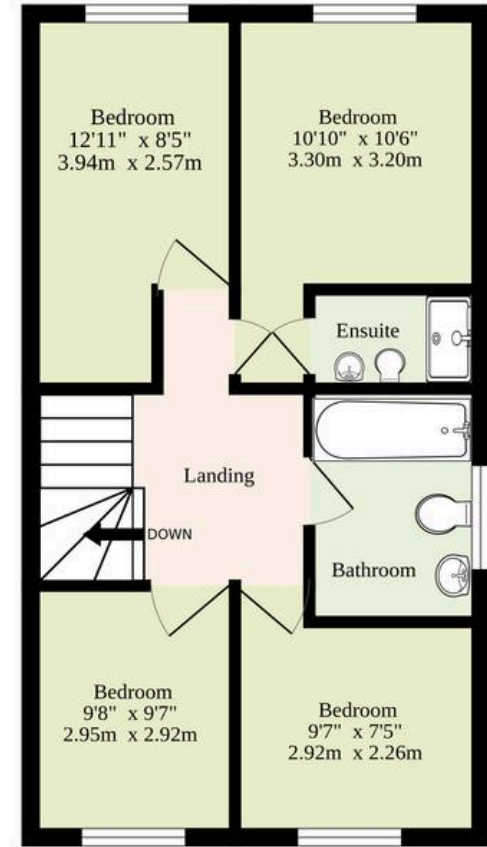


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Ground Floor  
949 sq.ft. (88.2 sq.m.) approx.



1st Floor  
623 sq.ft. (57.9 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 1572 sq.ft. (146.0 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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