



1 Church Road, Swainsthorpe

Norwich



Minors & Brady

1 Church Road

Swainsthorpe, Norwich

Set within the peaceful village of Alpington, this detached three-bedroom home occupies a generous mature plot and offers an exciting opportunity for buyers seeking a property they can modernise and make their own. Offering over 1,700 sqft of accommodation, the home provides well-proportioned living spaces, three bedrooms, multiple reception rooms, extensive storage and a substantial garden.

Benefiting from solar panels, which contribute towards the property's energy efficiency, and with excellent access to Norwich and the wider Norfolk countryside, this is a property with significant potential in a desirable village setting.



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- Detached three bedroom family home occupying a generous plot within a quiet and well-connected village setting
- Offered with significant scope for modernisation and improvement, presenting an excellent opportunity to create a bespoke home
- Spacious dual aspect lounge featuring a bay window, fireplace and attractive views across the mature rear garden
- Separate dining room and dedicated study, providing flexible living space for family life, home working or hobbies
- Well-proportioned kitchen with extensive worktop space, a range of storage units and direct access to the garden
- Three generously sized bedrooms, including two principal bedrooms benefitting from private ensuite bathrooms
- Additional ground floor shower room, adding practicality and flexibility for family members and visiting guests
- Mature and established gardens wrapping around the property, offering privacy, colour and plenty of outdoor space to enjoy
- Garage, extensive driveway parking and excellent storage provision throughout the home
- Peaceful village location with convenient access to Norwich, surrounding Norfolk villages and a wide range of local amenities and transport links



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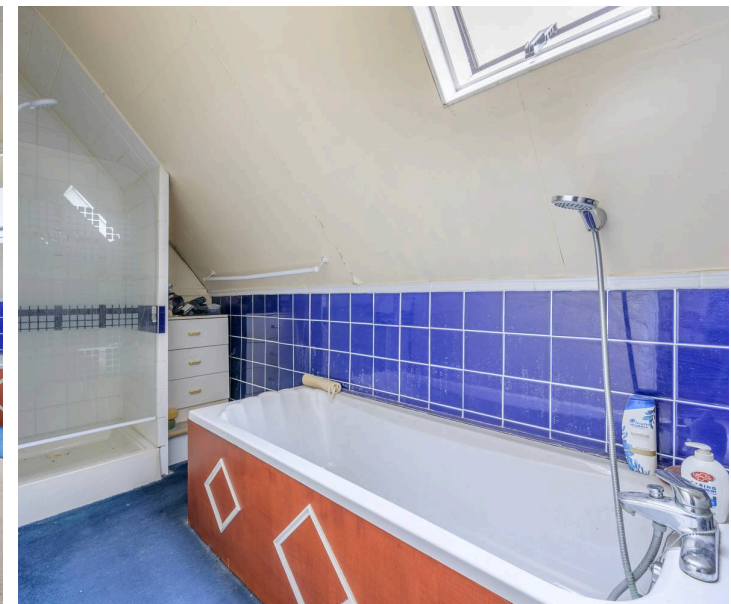
Location

Located in the village of Swainsthorpe, Church Road enjoys a rural setting just a few miles south of Norwich. The village offers a peaceful environment while remaining conveniently placed for access to a wide range of amenities, services, and employment opportunities in the city. Excellent road connections via the nearby A140 and A47 make travel throughout Norfolk straightforward, while regular public transport links serve the surrounding area.

The village is surrounded by attractive countryside, offering opportunities for walking and outdoor recreation, and benefits from a strong sense of community. Nearby villages and local centres provide additional everyday amenities, while Norwich offers extensive shopping, dining, leisure, and cultural attractions within easy reach.

Church Road

Stepping inside through the entrance porch, the spacious central hallway provides access to the principal accommodation and immediately highlights the generous proportions found throughout the home. To the front, the dining room offers ample space for family meals and entertaining, while the lounge enjoys a pleasant outlook over the gardens through a bay window that draws in plenty of natural light.



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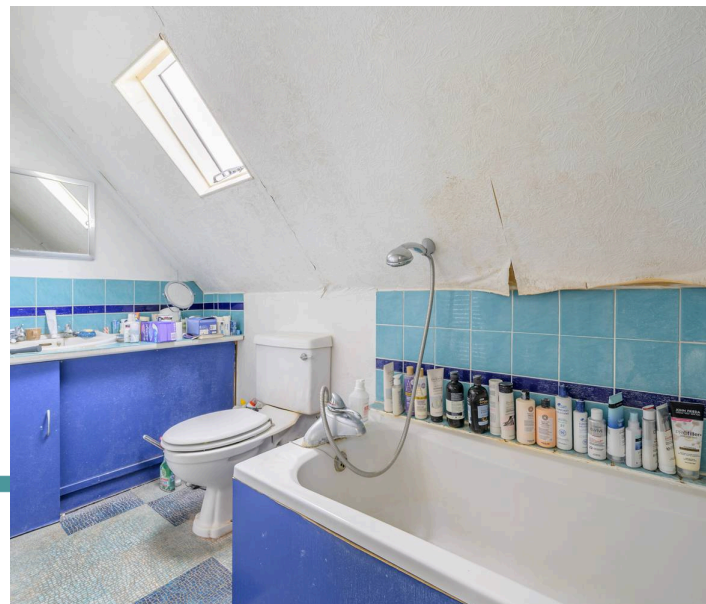
A feature fireplace creates a focal point within the room, and the overall space offers excellent potential for updating to suit modern tastes.

Positioned off the hallway, the study provides valuable flexibility and could serve as a home office, hobby room or reading room depending on individual requirements. The kitchen is well sized and fitted with a range of wall and base units, offering generous worktop space and storage, while also presenting an opportunity for enhancement and reconfiguration if desired.

The ground floor is further complemented by a shower room and additional storage areas, adding practicality to the layout.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from a private ensuite bathroom.

Bedroom two also enjoys the convenience of its own ensuite, making it ideal for guests or family members. The third bedroom provides further accommodation and could equally be used as a nursery, dressing room or home office if required.



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Outside, the property sits within a substantial plot surrounded by mature planting, established trees and well-stocked borders that have clearly been nurtured over many years. The gardens provide a high degree of privacy and offer plenty of space for gardening enthusiasts, family activities or future landscaping projects.

A large driveway provides extensive off-road parking and leads to the attached garage, adding further practicality and useful storage. The property also benefits from solar panels, providing an energy-efficient addition and helping to support lower running costs.





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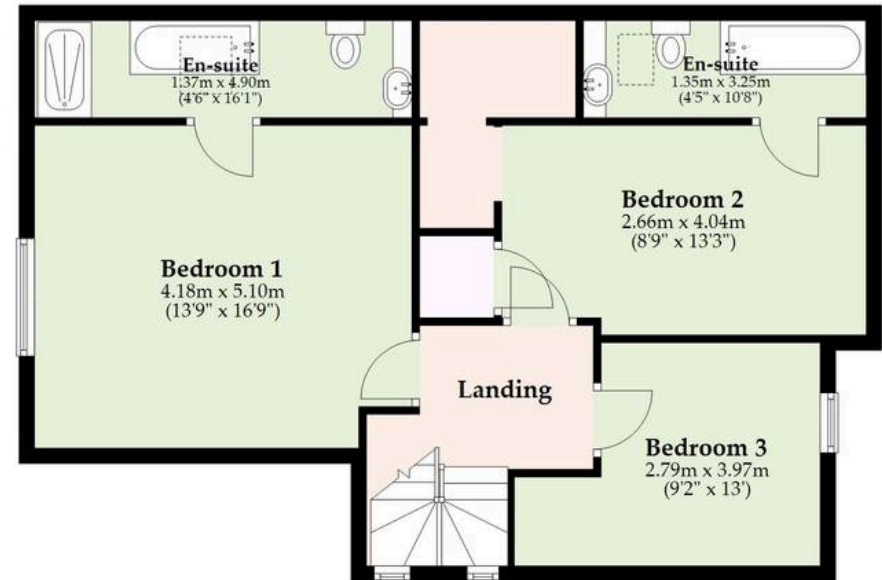
Ground Floor

Approx. 94.3 sq. metres (1014.9 sq. feet)



First Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 161.2 sq. metres (1735.0 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*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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