



12 Chestnut Close, Swardeston  
Norwich



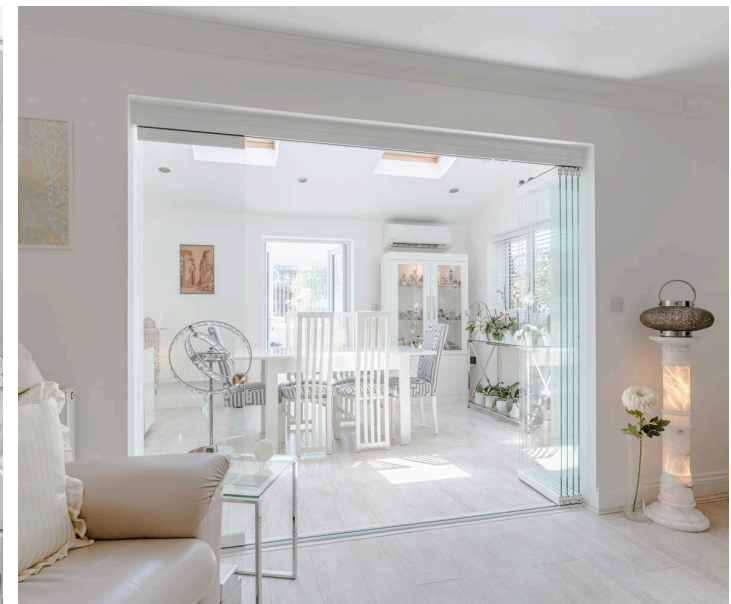
Minors & Brady

## 12 Chestnut Close

Swardeston, Norwich

Tucked away within a quiet cul-de-sac in the highly sought-after village of Swardeston, this immaculately presented detached home offers stylish and spacious accommodation, beautifully maintained throughout and ready for immediate enjoyment. Thoughtfully improved by the current owners, the property combines modern interiors with practical living spaces, while benefiting from air conditioning, three well-appointed bath and shower rooms, a detached garage and attractive wrap-around gardens.

With countryside views to the rear and local amenities within easy reach, this is a fantastic opportunity to acquire a true turnkey home in a desirable village setting.



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# 12 Chestnut Close

Swardeston, Norwich

- Guide price: £335,000 - £350,000
- Immaculately presented end-of-terrace family home offered in true turn key condition throughout
- Quiet cul-de-sac position within the highly desirable village of Swardeston
- Spacious living room opening through to a generous dining room, ideal for entertaining
- Bright garden room extension overlooking the wrap-around gardens and surrounding greenery
- Contemporary fitted kitchen with ample storage, worktop space and integrated appliances
- Three well proportioned bedrooms, including a principal bedroom with ensuite facilities
- Three well appointed bath and shower rooms finished to an excellent standard
- Air conditioning installed within the property, providing year-round comfort
- Attractive wrap-around garden enjoying a high degree of privacy with views across open countryside

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Swardeston, Norwich

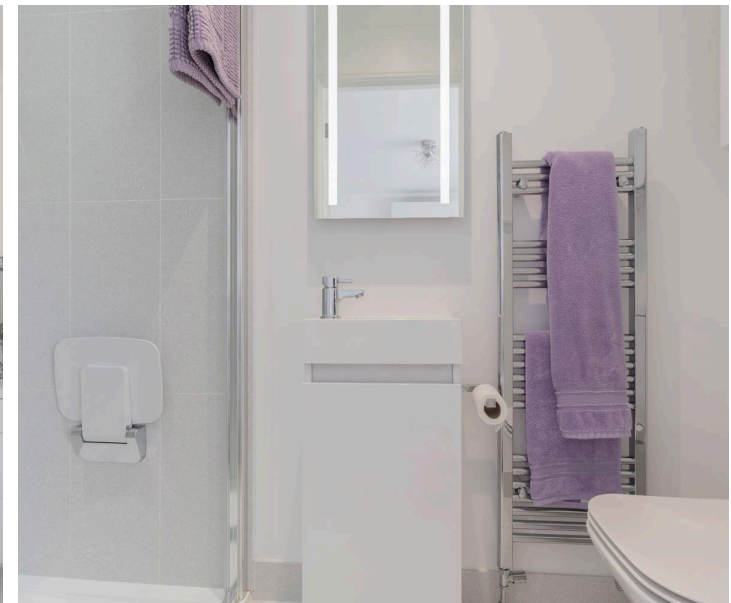
## Location

Located in the sought after village of Swardeston, Chestnut Close enjoys a peaceful setting just a few miles south of Norwich. The village is well regarded for its strong community feel and benefits from a local primary school, village hall, and easy access to everyday amenities in nearby Mulbarton and Cringleford. Excellent road links provide convenient connections to Norwich city centre, the A47, and the A11, making the area well placed for commuting.

Surrounded by attractive Norfolk countryside, the village offers a variety of walking routes and open green spaces to enjoy throughout the year. Nearby Norwich provides an extensive range of shopping, dining, leisure, and cultural attractions, allowing residents to enjoy a rural lifestyle without sacrificing access to city conveniences.

## Chestnut Close

Entering the property, a welcoming hallway provides access to the principal ground floor accommodation. Positioned to the front, the contemporary kitchen is fitted with a range of modern units, generous worktop space and integrated appliances, creating a practical and attractive space for everyday cooking. A stylish ground floor shower room adds further convenience and flexibility to the layout.

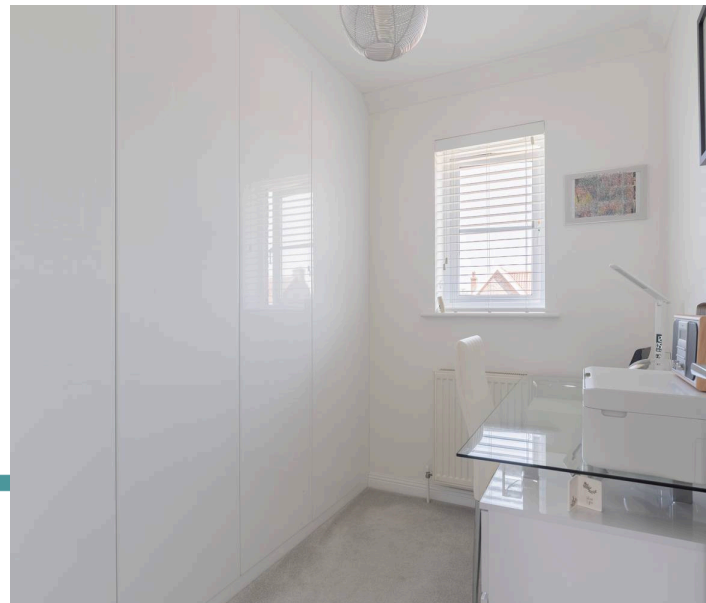
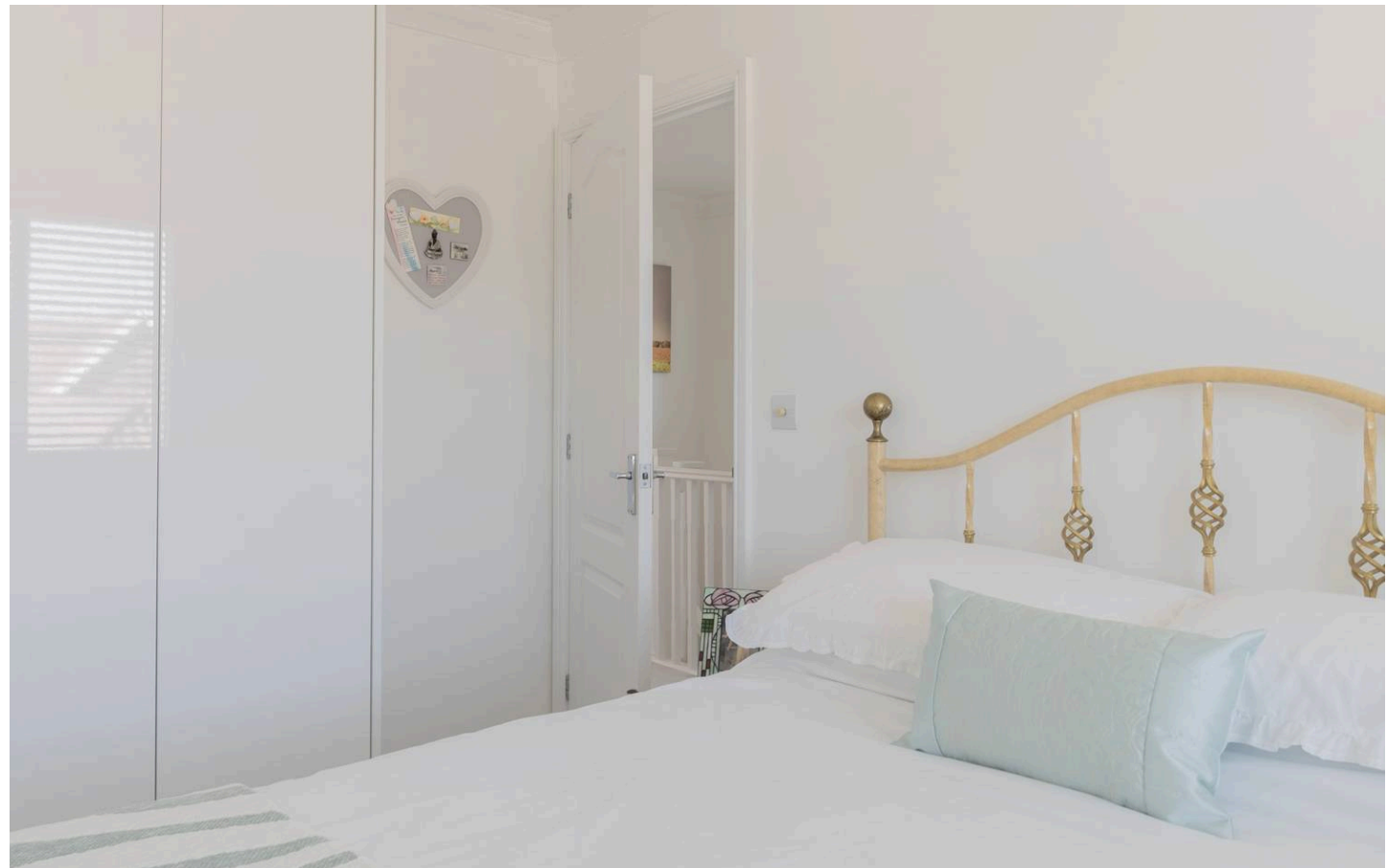


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Swardeston, Norwich

The living accommodation flows beautifully through the centre of the home. The spacious living room provides a comfortable setting for relaxation, while double doors open into the adjoining dining room, creating a sociable arrangement that is equally suited to family life and entertaining. Beyond, the bright garden room enjoys views across the gardens and surrounding greenery, with doors opening directly outside and allowing natural light to flood the space throughout the day.

Ascending to the first floor, the property offers three well proportioned bedrooms. The principal bedroom benefits from fitted storage and a modern ensuite shower room, while the remaining bedrooms provide comfortable accommodation for family members, guests or those working from home. A contemporary family bathroom serves the additional bedrooms, meaning all three bath and shower rooms have been finished to an excellent standard.



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Swardeston, Norwich

The outdoor space is a particular highlight of the property. Wrapping around the home, the gardens have been carefully maintained and provide a mixture of lawn, patio and established planting. There is ample space for outdoor dining, entertaining and relaxing, while the open outlook to the rear enhances the sense of privacy and connection to the surrounding countryside.

Further enhancing the property's practicality is a detached garage and driveway parking for two vehicles. Combined with the property's immaculate presentation, desirable location and thoughtfully designed accommodation, this exceptional home is ready for its next owners to move straight in and enjoy.



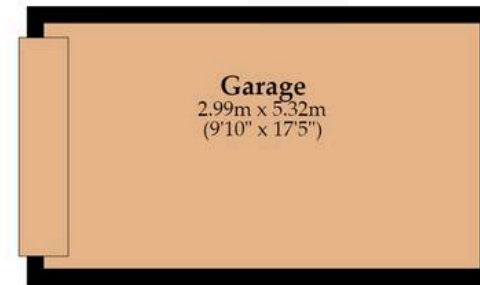
### Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



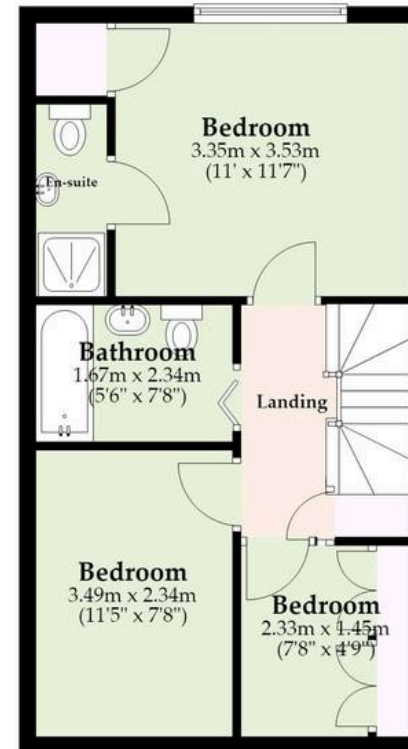
### Garage

Approx. 15.9 sq. metres (171.1 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 117.5 sq. metres (1264.9 sq. feet)

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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.

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