



18 Swafeld Street, Norwich

Minors & Brady



18 Swafield Street

Norwich

No chain, fantastic potential and a position adjoining attractive green space make this an exciting opportunity for buyers looking to create a home of their own. This end-of-terrace property offers well-proportioned accommodation, including a spacious sitting/dining room, a fitted kitchen and three bedrooms arranged off the first-floor landing. Requiring modernisation in places, the home provides excellent scope for improvement and personalisation. Outside, a private enclosed rear garden offers space for relaxing and entertaining, while the generous frontage enhances the property's overall appeal. Conveniently positioned close to local amenities, schools and transport links, it is ideally suited to families, first-time buyers and project seekers alike. A wonderful opportunity to secure a home with immense potential in a popular residential setting.

- No onward chain for a straightforward purchase
- End-of-terrace family home overlooking communal green space
- Excellent opportunity to modernise and personalise throughout
- Spacious sitting and dining room with garden outlook
- Fitted kitchen with ample storage and space for appliances
- Three well-proportioned bedrooms arranged off the landing
- Family bathroom complemented by a separate WC
- Generous entrance hall with useful built-in storage
- Private and enclosed rear garden with patio area
- Convenient location close to local amenities, schools and transport links



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The Location

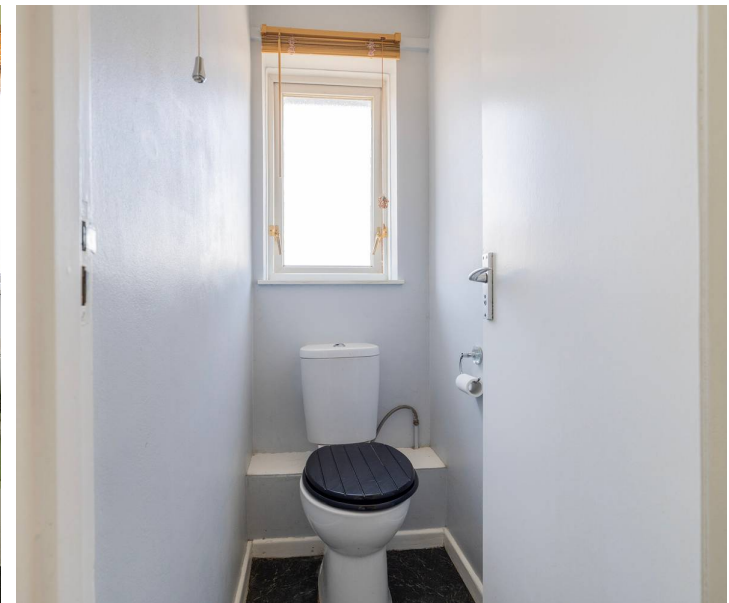
Situated in a sought-after and well-connected area, Swafield Street offers a blend of convenience, comfort, and accessibility, with easy access to a wide range of local amenities and transport links.

Regular bus routes provide reliable connections into Norwich city centre in around 30 minutes, making commuting or enjoying city life straightforward. For those travelling further afield, the A47 is just a short drive away, offering excellent links to surrounding areas.

A variety of shopping and leisure options can be found nearby at Longwater Retail Park, home to Sainsbury's, Aldi, M&S, Next, and The Range. Bowthorpe is within a 10-minute walk, while Swafield Street is approximately 15 minutes from the local health centre, doctors' surgery, and Roys supermarket, ensuring everyday essentials are close at hand.

The area benefits from attractive open spaces, including a popular lakeside walk overlooking the university buildings, as well as nearby parks and green areas ideal for outdoor enjoyment.

Swafield Street is also conveniently located for the Norfolk and Norwich University Hospital and the University of East Anglia, making it well suited to healthcare professionals, students, and university staff. With good local schools, shops, leisure facilities, and amenities nearby, Layer Close provides an excellent setting for modern, well-connected living.



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Swafield Street, Norwich

Offered to the market with **no onward chain**, this end-of-terrace family home presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Occupying a pleasant position beside an attractive communal green space, the property combines a family-friendly setting with excellent access to local amenities, schools and transport links.

The accommodation is approached via an entrance hall that immediately provides a practical and welcoming introduction to the home. A wealth of built-in storage ensures coats, shoes and everyday essentials can be neatly tucked away, while stairs rise to the first floor.

Positioned to the rear of the property, the principal reception room offers a bright and versatile living environment. Overlooking the garden, this spacious room comfortably accommodates both sitting and dining areas, making it well suited to modern family life. The layout provides excellent flexibility for entertaining, relaxing and everyday living, with direct access to the garden further enhancing the connection between indoor and outdoor spaces.

Adjacent to the reception room, the kitchen is fitted with a range of storage units and generous work surfaces. With ample room for freestanding appliances, the space provides a solid foundation for future improvement and offers considerable scope to redesign or modernise to suit individual preferences.

Upstairs, three well-proportioned bedrooms are arranged off the landing, each providing comfortable accommodation and flexibility for growing families, guests or those working from home.

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Additional built-in storage can also be found on the first floor, helping to maximise practicality throughout the property. The family bathroom serves the bedrooms and is complemented by a separate WC, a layout that remains particularly convenient for busy households.

Outside, the rear garden offers a private and enclosed setting, providing an excellent space for outdoor relaxation and family enjoyment. A patio adjoins the property and creates an ideal area for seating and al fresco dining, while the remainder of the garden offers further potential for landscaping and enhancement.

To the front, the property benefits from an unusually generous frontage for the area, together with useful external storage and attractive views across the neighbouring green space.

Offering excellent potential for modernisation, adaptation and personalisation, this well-located family home provides a fantastic opportunity for purchasers seeking a property they can truly make their own. Combining a practical layout, enclosed garden and a desirable setting close to local amenities, it represents an exciting prospect in a popular residential location.

Provide your feedback on BizChat

Agent's Note

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

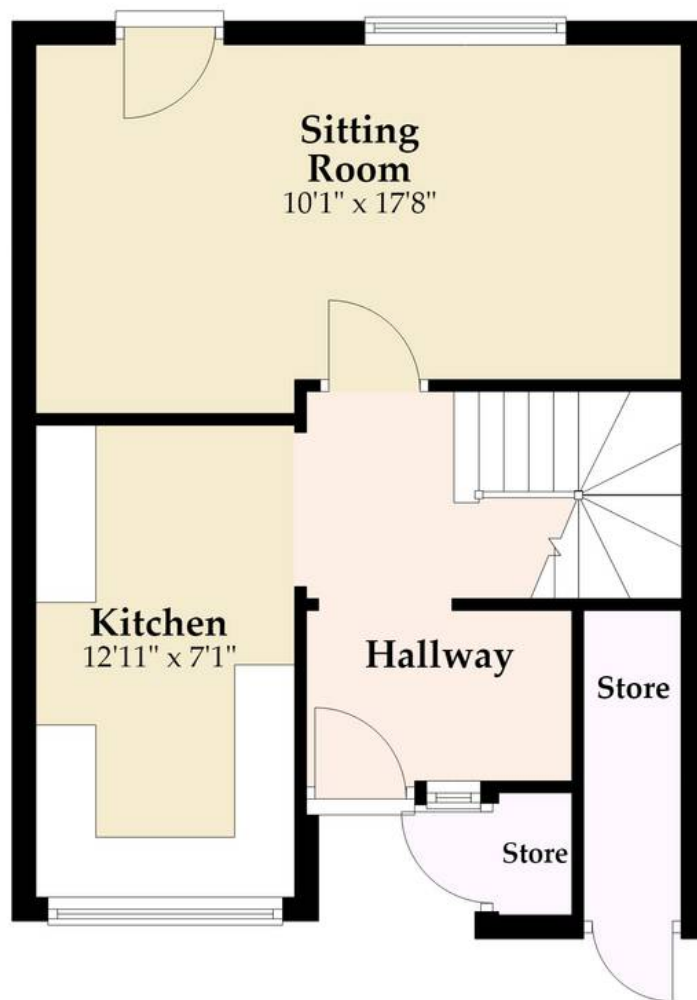
Some images within this listing have been digitally staged with furniture for illustrative purposes. Prospective purchasers are encouraged to arrange a viewing to fully appreciate the property's layout, space and condition.



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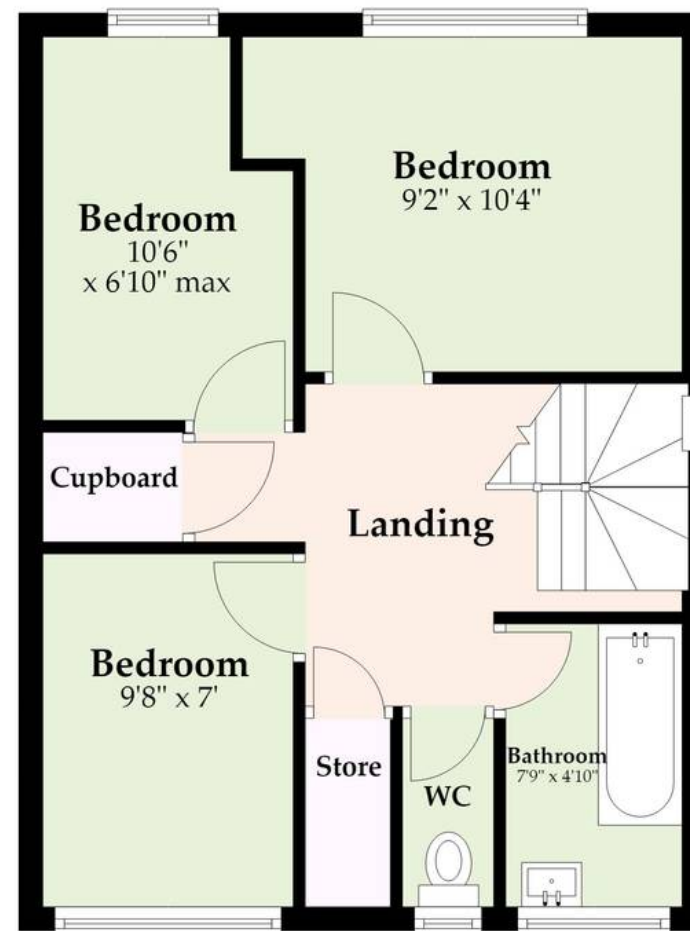
Ground Floor

Approx. 400.2 sq. feet



First Floor

Approx. 457.7 sq. feet



Total area: approx. 858.0 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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