



10 Chestnut Close, Swardeston

Minors & Brady

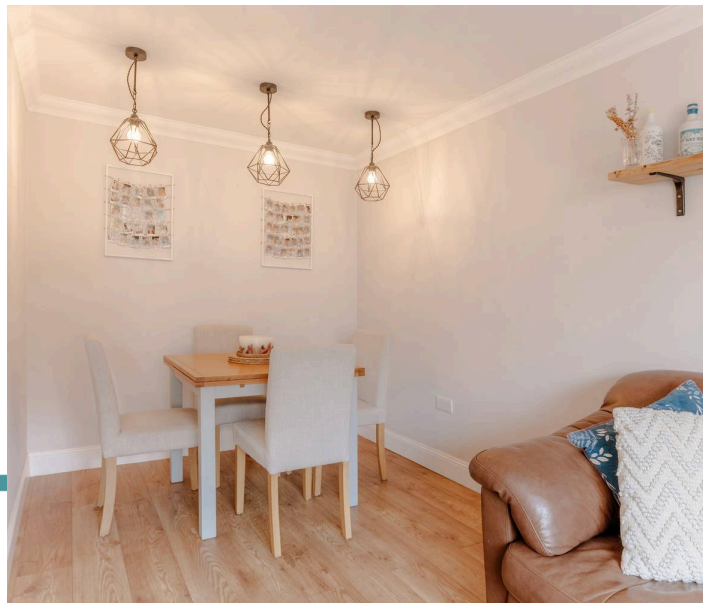


10 Chestnut Close

Swardeston, Norwich

Enjoying a private position within a small and exclusive cul-de-sac, this attractive three-bedroom home combines modern comfort with a peaceful village lifestyle. Beautifully presented throughout, the property offers bright, well-balanced accommodation perfectly suited to both family living and entertaining. A spacious lounge/diner forms the heart of the home, with sliding doors opening onto a sunny south-westerly facing garden that creates a wonderful connection between indoors and out. The principal bedroom benefits from a built-in wardrobe and en-suite shower room, while two further bedrooms provide flexible space. Outside, the enclosed rear garden offers an ideal setting for relaxing or outdoor dining, enjoying sunshine well into the evening. Complete with a garage, off-road parking and convenient access to Norwich, this is a home that delivers both practicality and charm in equal measure.

- Private cul-de-sac position within a small and exclusive development
- Attractive three-bedroom modern home built circa 2007
- Bright and spacious lounge/diner spanning the width of the property
- Sliding doors opening directly onto the rear garden
- Well-appointed kitchen with ample storage and workspace
- Principal bedroom with built-in wardrobe and en-suite shower room
- Two further well-proportioned and versatile bedrooms
- South-westerly facing rear garden enjoying sunshine throughout the day
- Garage and off-road parking located to the rear of the property
- Sought-after village location offering excellent access to Norwich and surrounding countryside





The Location

Set amidst the attractive Norfolk countryside just south of Norwich, Swardeston is a highly regarded village that offers the perfect balance between rural tranquillity and city convenience. Renowned for its quiet surroundings and strong sense of community, the village appeals to families, professionals and those seeking a peaceful place to call home without feeling isolated.

Surrounded by open fields and picturesque countryside, the area provides an abundance of opportunities for walking, cycling and enjoying the outdoors. The village has retained much of its traditional charm, creating a welcoming environment where residents can enjoy a slower pace of life while remaining well connected to nearby amenities and transport links.

Despite its rural setting, Swardeston is conveniently located just a short drive from Norwich city centre, typically reached in around 10 minutes, providing easy access to an extensive range of shopping, dining, leisure and cultural facilities. Excellent road links via the nearby A47 and A11 also make travel throughout Norfolk and beyond straightforward, whether commuting for work or exploring the county's beautiful coastline and market towns.

The village benefits from a strong community feel and is particularly appealing to families, with a selection of nurseries and well-regarded schools available in the surrounding area. Everyday amenities, including shops, pubs, cafés and healthcare services, can be found in nearby Mulbarton and Hethersett, ensuring day-to-day convenience is always close at hand.

For those who rely on public transport, a regular bus service can be accessed from the main road just a few minutes' walk away, providing straightforward connections into Norwich and neighbouring villages.



M&B



10 Chestnut Close

Swardeston, Norwich

Chesnut Close, Swardeston

Tucked away within a small and exclusive cul-de-sac in the highly regarded village setting of Chestnut Close, this beautifully presented three-bedroom home offers a wonderful blend of modern comfort, privacy and character. Built around 2007, the property enjoys a setting that feels notably different from many contemporary homes, occupying a more intimate position amongst a select collection of properties rather than a large-scale development. The result is a home that combines the convenience of modern living with a peaceful and welcoming atmosphere.

Stepping inside, the sense of space and natural light is immediately apparent. A welcoming entrance hall provides access to the principal rooms, while the thoughtfully arranged accommodation has been designed with everyday living in mind. The heart of the home is the impressive lounge/diner, a generously proportioned room stretching across the rear of the property. This versatile space offers clearly defined areas for relaxing and entertaining, making it equally suited to cosy evenings in or hosting family and friends. Sliding doors open directly onto the rear garden, allowing the outdoors to become a seamless extension of the home during the warmer months and filling the room with natural light throughout the day.



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10 Chestnut Close

The kitchen is positioned to the front of the property and is both practical and well-appointed, offering a good range of storage and preparation space. Whether preparing a quick weekday meal or cooking for guests, the layout provides everything needed for modern family life. A convenient ground floor cloakroom further enhances the functionality of the home.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms arranged around a central landing. The principal bedroom provides a comfortable retreat, complete with a built-in wardrobe and a private en-suite shower room. The remaining bedrooms are served by a stylish family bathroom and offer excellent flexibility, whether required as additional bedrooms, a nursery, dressing room or dedicated home office space.

Outside, the south-westerly facing rear garden is a particular highlight. Designed to be both attractive and easy to maintain, it enjoys plenty of sunshine throughout the afternoon and into the evening, creating the perfect setting for outdoor dining, summer barbecues or simply unwinding at the end of the day. A paved terrace sits directly beyond the house, while steps lead up to a lawned area, together creating a private and enclosed space that can be enjoyed by all ages.

Further practical benefits include a garage and off-road parking located to the rear of the property, ensuring convenience for both homeowners and visitors.

Agent's Note

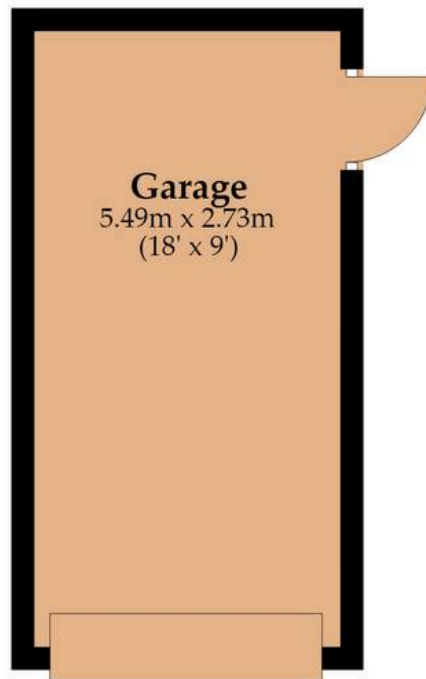
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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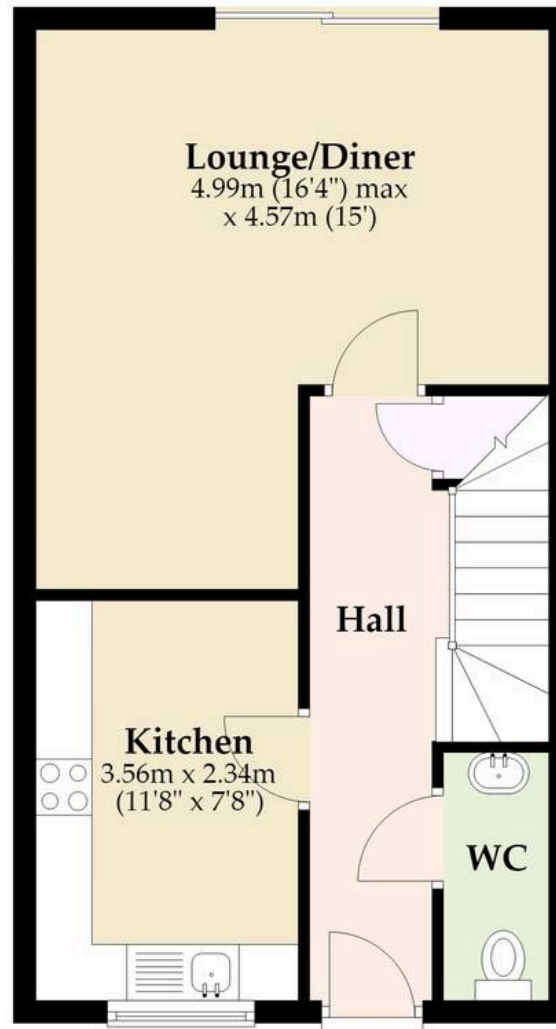
Garage

Approx. 15.0 sq. metres (161.6 sq. feet)



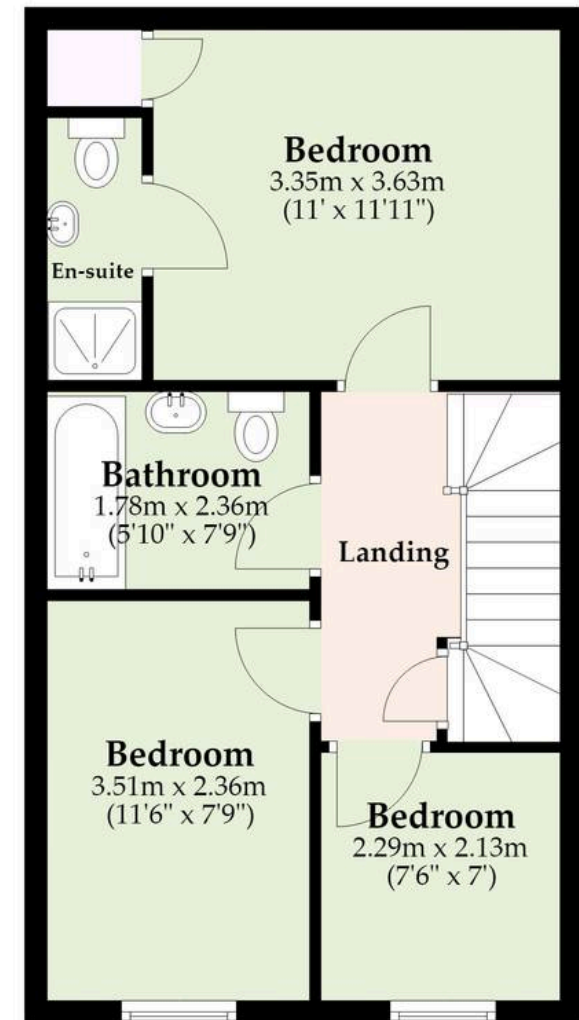
Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 95.1 sq. metres (1023.9 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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