



Sandy Lane, Ashby St. Mary, Norwich

Guide Price £650,000 - £675,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Motivated Vendors!
- ✓ Substantial Detached Home
- ✓ Approx. 1.25 Acre Plot (stms)
- ✓ Blend of Character & Contemporary
- ✓ Kitchen with Vaulted Ceiling/Velux Windows
- ✓ Three Reception Rooms
- ✓ Four Bedrooms
- ✓ Stables & Outbuildings

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





This SUBSTANTIAL DETACHED FAMILY HOME with PADDOCKS and STABLES, occupies a plot of approximately 1.25 ACRES (stms). Situated off the A146 for easy access to NORWICH and LOWESTOFT, this highly sought after RURAL SETTING enables a new buyer to enjoy the PEACEFUL COUNTRYSIDE VIEWS. With a VERSATILE LAYOUT, and a combination of CHARACTER and CONTEMPORARY LIVING, the property has undergone extensive works including the BEAUTIFUL MODERN KITCHEN with AGA, and IRON PARK FENCING enclosing the paddocks. The house is CREATED for LIVING, with direct access into the L-SHAPED kitchen/breakfast room - with extensive storage and a PART VAULTED CEILING with velux windows. Doors lead to the CONSERVATORY, sitting room with FEATURE INGLENOOK FIRE PLACE, dining room, garden room, UTILITY ROOM and SHOWER ROOM. The first floor offers FOUR SPACIOUS BEDROOMS, en suite and FAMILY BATHROOM. To the outside, the STABLES also offer COVERED STORAGE to the rear.

LOCATION

Situated just off the A146, the rural village of Ashby St Mary is extremely convenient for access to Norwich. Some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7BB), but to help you...Leave Norwich on the A146 heading South. Pass the turnings for Bramerton, Poringland and Hellington. Proceed towards Thurton, heading down the hill, turning left on to Vale Road, before the speed camera. Bear left onto Low Common Road, turning left onto Sandy Lane, before the road becomes Chapel Lane. The property can be found on your right hand side.

AGENTS NOTE

The property utilises a septic tank.

The property occupies a tucked away and enclosed plot with wrought iron double gates opening up to the shingle driveway. The driveway leads down past the fenced paddocks to a hard standing parking and turning area, which leads to the main property and detached double garage.

Double glazed sliding patio doors to:

KITCHEN/BREAKFAST ROOM

22' 10" x 15' 6" Max. L-Shaped. (6.96m x 4.72m) Modern fitted range of wall and base level units with granite work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob with glass splash back and extractor fan, built-in eye level electric oven x2, built-in eye level microwave combination oven, oil fired 'Rayburn' providing cooking, heating and hot water supplies, tiled flooring, integrated dishwasher, space for breakfast table, radiator, uPVC double glazed window to side, television point, smooth



part vaulted ceiling with velux window to front and recessed spotlighting, uPVC double glazed French doors to conservatory, door to dining room, door to:

UTILITY ROOM

8' 1" x 6' 10" (2.46m x 2.08m) Fitted range of base level units with granite work surfaces, and bowl hand wash basin with mixer tap, matching up-stands, continued tiled flooring, space for American style fridge freezer and washing machine, uPVC double glazed window to side, stable door to side, smooth ceiling, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, double shower cubicle with 'Aqualisa' power shower, 'Aqua board' splash backs, continued tiled flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling.

DINING ROOM

16' 8" x 12' 8" Max. (5.08m x 3.86m) Engineered oak wood flooring, radiator, uPVC double glazed window to side, wall lighting, television point, stairs to first floor landing with storage cupboard under, smooth covered ceiling, door to sitting room, uPVC double glazed French doors to:

GARDEN ROOM

14' 2" x 8' (4.32m x 2.44m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear garden, tiled flooring, radiator, television point.

SITTING ROOM

23' x 15' 9" Max. (7.01m x 4.8m) Feature brick built inglenook fireplace with inset cast iron wood burner and pamment tiled hearth, fitted carpet, radiator, uPVC double glazed window to rear, uPVC double glazed sliding patio doors to side, wall lighting, television point, smooth covered ceiling, uPVC double glazed bi-folding doors to:

CONSERVATORY

17' 9" x 13' 7" (5.41m x 4.14m) Of brick and uPVC construction with uPVC double glazed windows to front and side, uPVC double glazed French doors to front and side, tiled flooring, radiator, television point, wall lighting, vaulted ceiling with skylights x2, electric fuse box.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front and side, built-in linen storage cupboard, smooth covered ceiling with recessed spotlighting, doors to:

DOUBLE BEDROOM

17' 9" x 9' 10" Max. (5.41m x 3m) Fitted carpet, radiator, uPVC double glazed window to side and rear, built-in double wardrobe, smooth covered ceiling.

DOUBLE BEDROOM

13' 7" x 10' 4" (4.14m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, single wardrobe and airing cupboard housing hot water tank, smooth covered ceiling.







DOUBLE BEDROOM

14' 6" x 9' 4" (4.42m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe and single wardrobe x2, television point, smooth coved ceiling.

FAMILY BATHROOM

Offering a spacious room with potential to install a separate shower and currently offering a luxury white three piece suite comprising low level W.C, hand wash basin with mixer tap, freestanding rolled top bath with mixer tap, 'Aqua board' splash backs, tiled flooring, heated towel radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting.

BEDROOM

9' 5" x 6' 5" (2.87m x 1.96m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth coved ceiling with recessed spotlighting and loft access hatch, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with 'Aqualisa' power shower, tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling.

OUTSIDE

The property offers wraparound lawned gardens which are currently split into formal gardens and areas of paddock. To the front of the property, paddocks are enclosed with park railings which offers an attractive outlook with double vehicular gates to all fields, whilst various outbuildings including a field shelter and stables can be found on site. The formal gardens can be found to the side and rear of the property which are predominantly laid to lawn with a variety of mature planting, shrubbery and fruit trees. To the right hand side of the house a private seating area can be found with various gated enclosures and an attractive outlook across green space and the tree line across.

DOUBLE GARAGE

21' x 17' 5" (6.4m x 5.31m) Up and over door to front, window to rear x2, door to side x2, storage above, power and lighting.

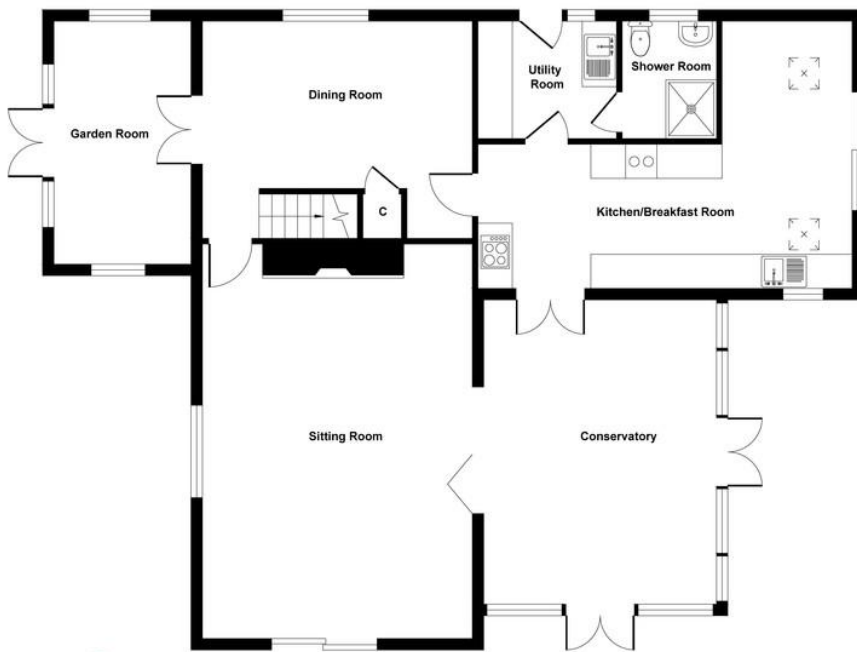
STABLES

Of timber construction with 2 x horse stables, 1 x pony stable and tack room. A useful field shelter can be found attached to the side of the stables and accessed from the main paddock.

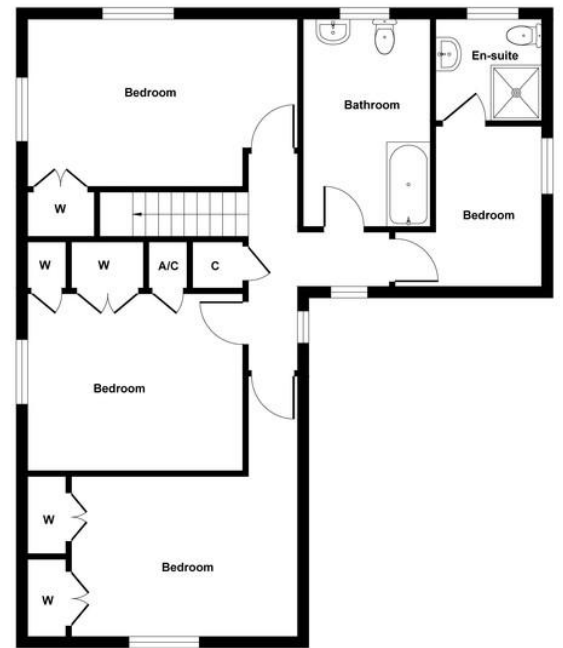
OPEN SIDED STORAGE BARN

56' x 15' 9" (17.07m x 4.8m) Providing storage.





Ground Floor
Approximate Floor Area
912 sq. ft
(84.72 sq. m)



First Floor
Approximate Floor Area
789 sq. ft
(73.30 sq. m)

Approx. Gross Internal Floor Area 1701 sq. ft / 158.02 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements