



The Street, Ashwellthorpe, Norwich

Guide Price £425,000 Freehold

Energy Efficiency Rating : E

- ✓ No Chain!
- ✓ Detached Bungalow
- ✓ Separate 1 Bedroom Annexe
- ✓ Generous & Private Gardens
- ✓ Three Reception Rooms
- ✓ Four Bedrooms
- ✓ 1300sqft Of Accommodation (stms)
- ✓ Oversize Garage & Driveway Parking

**STARKINGS
& WATSON**

To arrange an accompanied viewing please call our Wymondham Office on 01953 438838



Located within the SOUGHT AFTER VILLAGE OF ASHWELLTHORPE within a few miles of WYMONDHAM and dating back to the 1920's, the original part of the bungalow offers traditional features, AMPLE ACCOMMODATION as well as a FLEXIBLE LAYOUT. In addition to the main bungalow you will find a SEPARATE and SELF CONTAINED ANNEXE ideal for letting or use as an annexe. The main bungalow itself offers a dining room and a sitting room with a wood burning stove in the sitting room. The wide hallway leads to the three bedrooms, family bathroom and an internal door to the bedroom of the annexe, which in turn offers MODERN, LIGHT AND BRIGHT accommodation with an open plan kitchen/living room featuring a wood burning stove and French doors onto the rear garden. In addition there is a double bedroom, bathroom and its own entrance hall. Externally you will find grounds of approximately 0.27 ACRES (stms), an ample driveway, collection of outbuildings and a DETACHED GARAGE.

LOCATION

The property is located just four miles east of Wymondham in the small South Norfolk village of Ashwellthorpe. With fantastic access to the A11 dual carriageway, allowing quick and easy access into Norwich city centre and with Cambridge just a 40 minute drive away. The market town of Wymondham offers a wide variety of other transport links, including bus routes and a train station with lines to Norwich, Cambridge and London. The town is a thriving hub for local shops and businesses, whilst also offering larger retailers such as Waitrose, Morrisons and Co-op. Excellent schooling can be found at Wymondham College and Wymondham High School, both of which are highly thought of within the area.

DIRECTIONS

You may wish to use your Sat-Nav (NR16 1HD), but to help you...Leaving from Wymondham head under the railway bridge and station and at the roundabout continue right along Silfield Road. Proceed past the new build developments, leaving Wymondham over the A11 dual carriageway. Proceed along for approximately four miles entering the village of Ashwellthorpe, where the property can be found on the right hand side indicated by our for sale board.

The property is approached via a shingled driveway provided off road parking for numerous vehicles. Gated access via a hard standing footpath across the lawned front garden leading to the main entrance.

Partly glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator x2, built-in storage cupboard housing hot water tank, doors to:

DINING ROOM

10' 11" x 9' 6" (3.33m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling, door to:

KITCHEN

7' 3" x 5' 10" (2.21m x 1.78m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for freestanding cooker with extractor fan over, space for dishwasher and fridge freezer, tiled flooring, uPVC double glazed windows to front and side, wall mounted gas fired central heating boiler, door to leading to side driveway, smooth ceiling.

SITTING ROOM

13' 3" x 11' 8" (4.04m x 3.56m) Feature wood burner set within tiled hearth with wood mantel over, fitted carpet, radiator x2, uPVC double glazed windows to front and side, smooth coved ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin, bidet, panelled bath with thermostatically controlled shower, tiled splash backs tiled effect flooring, radiator, velux window.

DOUBLE BEDROOM

13' x 6' 5" (3.96m x 1.96m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

16' 5" x 9' 10" (5m x 3m) Fitted carpet, radiator, uPVC double glazed windows to side and rear, smooth coved ceiling.

DOUBLE BEDROOM

9' x 8' 5" (2.74m x 2.57m) Wood flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

ANNEXE

Approached via a footpath in the front garden, leading to the obscure uPVC double glazed entrance door to:

ENTRANCE HALL

Tiled effect flooring, radiator, smooth ceiling, doors to:

DOUBLE BEDROOM

12' 5" x 10' 4" (3.78m x 3.15m) Feature cast iron fire place, fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled splash backs, tiled effect flooring, radiator, uPVC double glazed window to rear.

OPEN PLAN KITCHEN/LIVING AREA

20' 7" x 11' 8" (6.27m x 3.56m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset ceramic one and a half bowl sink and drainer with mixer tap, tiled splash backs, inset electric hob with extractor fan and built-in electric oven, space for fridge freezer and washing machine, wood burner set within tiled hearth with mantel over, tiled flooring, radiator x3, uPVC double glazed windows to front and side, uPVC double glazed French doors to rear garden, coved ceiling with loft access hatch.

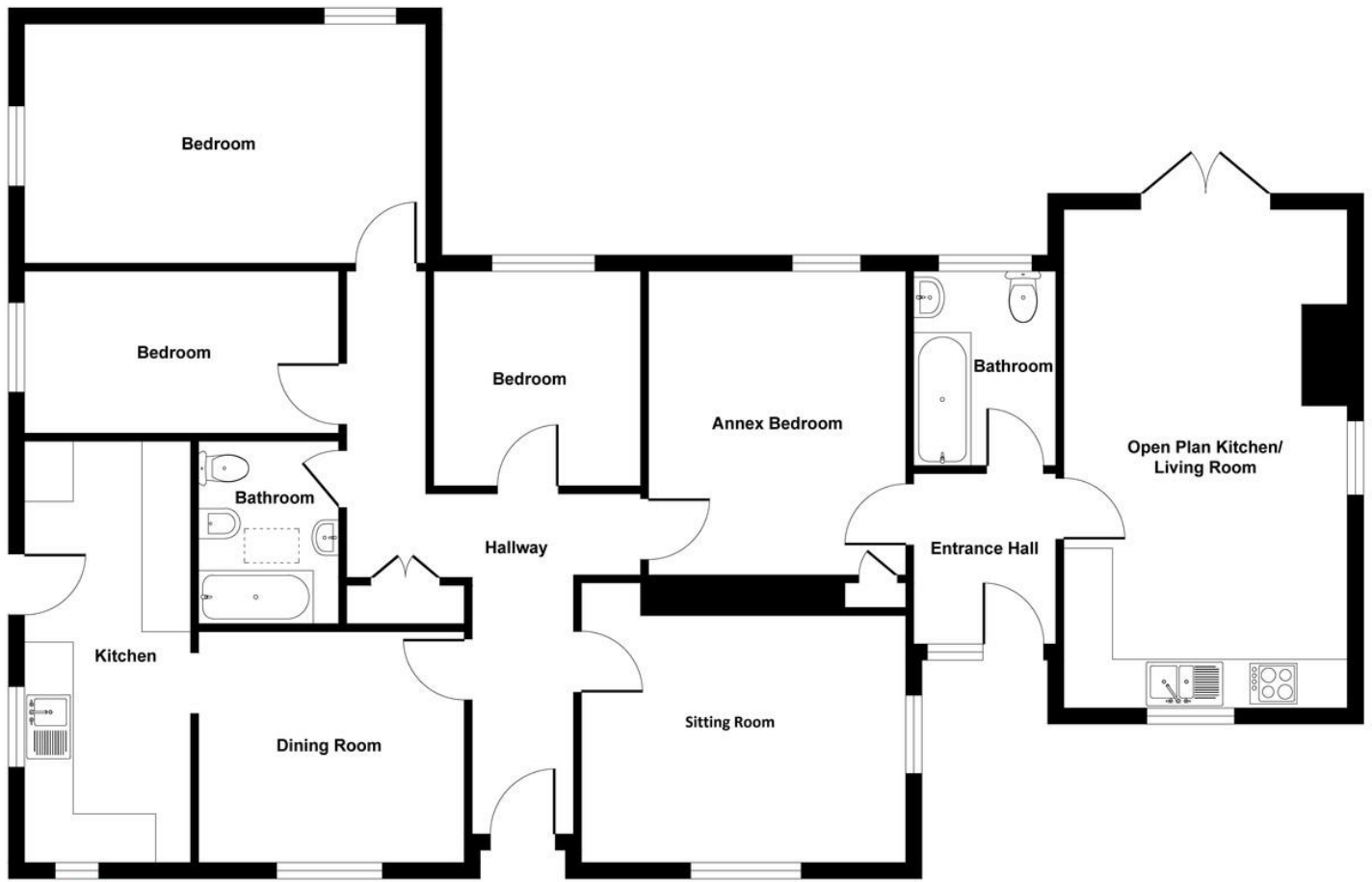
GARDENS

To the front of the property the garden is predominantly laid to lawn with various mature fruit trees and off road parking suitable for multiple vehicles and access to the garage. The completely private rear garden is mainly laid to lawn with a covered pergola, a large paved terrace area, mature shrubs and planting, a pond, a wood store, various timber sheds, a timber built summer house with verandah to front and a greenhouse. The garden is fully enclosed with timber panel fencing.

GARAGE

21' x 12' (6.4m x 3.66m) Stable doors to front, eaves storage, window to rear, power and lighting





Ground Floor
 Approximate Floor Area
 1346 sq. ft
 (125.10 sq. m)

Approx. Gross Internal Floor Area 1346 sq. ft / 125.10 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

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP
 01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk

starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
 VAT Registration Number 253 994 172