

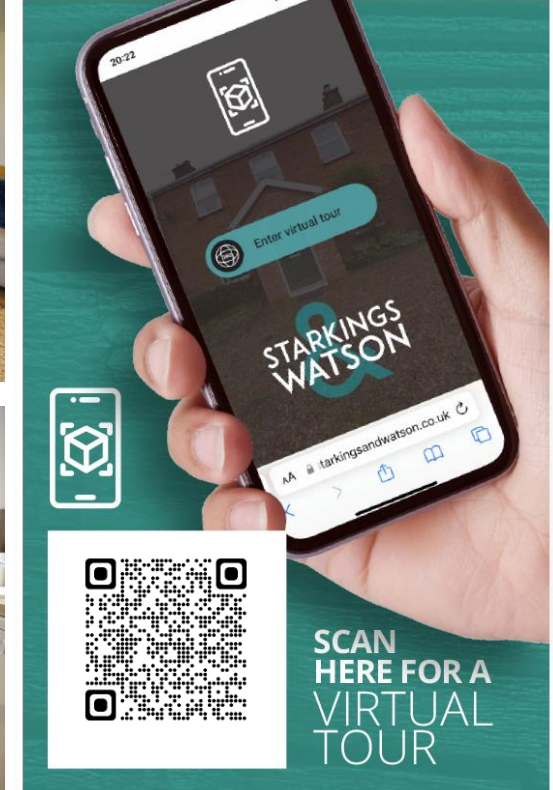
THE STREET

Ashwellthorpe, Norwich NR16 1EZ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached Family Home
- Backing Onto Open Fields
- Efficient Air Source Heating
- Open Plan Reception with Wood Burner
- Four Double Bedrooms
- Two Bathrooms & Cloakroom
- Landscaped Low Maintenance Garden
- Gated Driveway & Garage

With STUNNING FIELD VIEWS to the rear, and located within the SOUGHT AFTER VILLAGE OF ASHWELLTHORPE - only a few miles from WYMONDHAM, this MODERN DETACHED CHALET STYLE FAMILY HOME offers accommodation extending to approximately 1400 sq ft (stms). The property itself is presented in immaculate order with a BRIGHT and MODERN feel offering growing families all the space they could need. On the ground floor there is a welcoming entrance hallway with cloakroom, a fourth bedroom/STUDY, modern OPEN PLAN kitchen, breakfast room and utility room, and the IMPRESSIVE OPEN PLAN sitting/dining room with a FEATURE WOOD BURNER, with French doors opening onto the garden. On the first floor there are THREE DOUBLE BEDROOMS, an impressive en-suite and a family bathroom. Externally the rear garden is LANDSCAPED for ease of maintenance with access to the DETACHED GARAGE and benefits from views across the fields.

LOCATION

The property is located just four miles east of Wymondham in the small, South Norfolk village of Ashwellthorpe. The location of the village provides great access to the A11 dual carriageway, allowing fast access into Norwich city centre, but also out of the county, with Cambridge just a 40 minute drive. The market town of Wymondham offers a wide variety of other transport links, including bus routes and a railway station on the line into Norwich, Cambridge and London. The town is hub for local shops and businesses, whilst also offering national retailers such as Waitrose, Morrisons and Co-op. Good schooling options are also close by, including Wymondham College and Wymondham High.

DIRECTIONS

You may wish to use your Sat-Nav (NR16 1EZ), 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. The property can be found on the left hand side just opposite the former village store.

The property is approached via a gated secure hard standing driveway with ample parking leading to the detached single garage. A front garden is lawned with mature shrubs and planting, whilst gated side access leads to the rear garden with footpath leading to the main front door.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring with underfloor heating, uPVC double glazed window to front, velux window to front, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit, tiled splash backs, wood effect flooring with underfloor heating, uPVC obscure double glazed window to front, smooth ceiling.

DOUBLE BEDROOM/STUDY

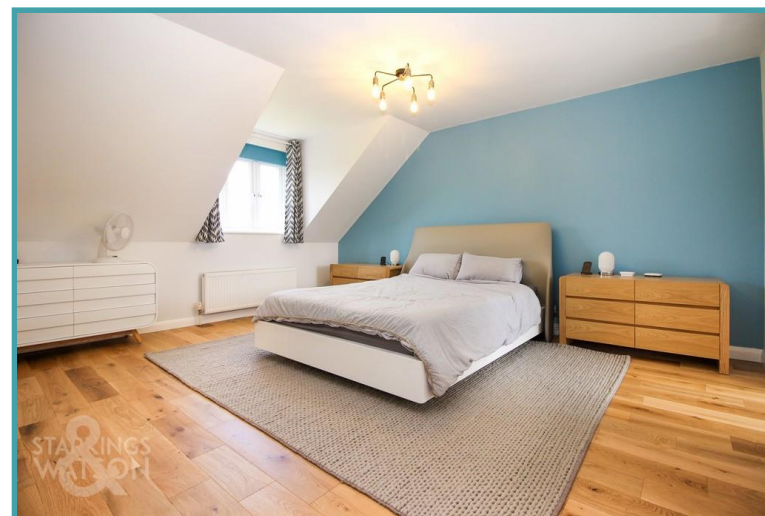
9' 7" x 8' 1" (2.92m x 2.46m) Wood effect flooring with underfloor heating, uPVC double glazed window to front, smooth ceiling.

KITCHEN/BREAKFAST ROOM

15' x 11' 8" (4.57m x 3.56m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob, built-in electric oven, space for American style fridge/freezer, integrated microwave, space for dishwasher, space for washing machine, under cupboard lighting, wood effect flooring with underfloor heating, uPVC double glazed window to front, double glazed door to side, smooth ceiling with recessed spotlights.

SITTING ROOM

17' 4" x 14' 5" (5.28m x 4.39m) Cast iron multi-fuel burner with tiled hearth and timber beam, wood effect flooring with underfloor heating, uPVC obscure double glazed window to rear, uPVC double glazed French doors to rear, television and telephone points, smooth ceiling, opening to:



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



DINING ROOM

9' 8" x 9' 3" (2.95m x 2.82m) Wood effect flooring with underfloor heating, uPVC double glazed French doors to rear, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, velux window to front, smooth ceiling with loft access hatch, doors to:

BEDROOM

11' 1" x 8' 1" (Some Restricted Height) (3.38m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard, built-in wardrobe, smooth ceiling.

DOUBLE BEDROOM

14' 3" x 11' 6" (Some Restricted Height) (4.34m x 3.51m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling.

DOUBLE BEDROOM

15' 5" x 14' 5" (Some Restricted Height) (4.7m x 4.39m) Wood effect flooring, radiator, uPVC double glazed window to rear, television point, built-in double wardrobe, smooth ceiling, door to:

EN SUITE

9' 6" x 8' 6" (Some Restricted Height) (2.9m x 2.59m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to front.

FAMILY BATHROOM

(Some Restricted Height) Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, double shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

OUTSIDE

The property benefits from pretty and private rear gardens backing onto fields comprising paving and terrace with artificial lawn. Mature planted borders with raised sleepers add interest whilst a storage shed provides useful storage and the air source heat pump controls. Gated access on both sides lead to the front garden or the driveway respectively.

GARAGE

18' 6" x 10' 1" (5.64m x 3.07m) Up and over door to front, double glazed door to side, storage above, power and lighting.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

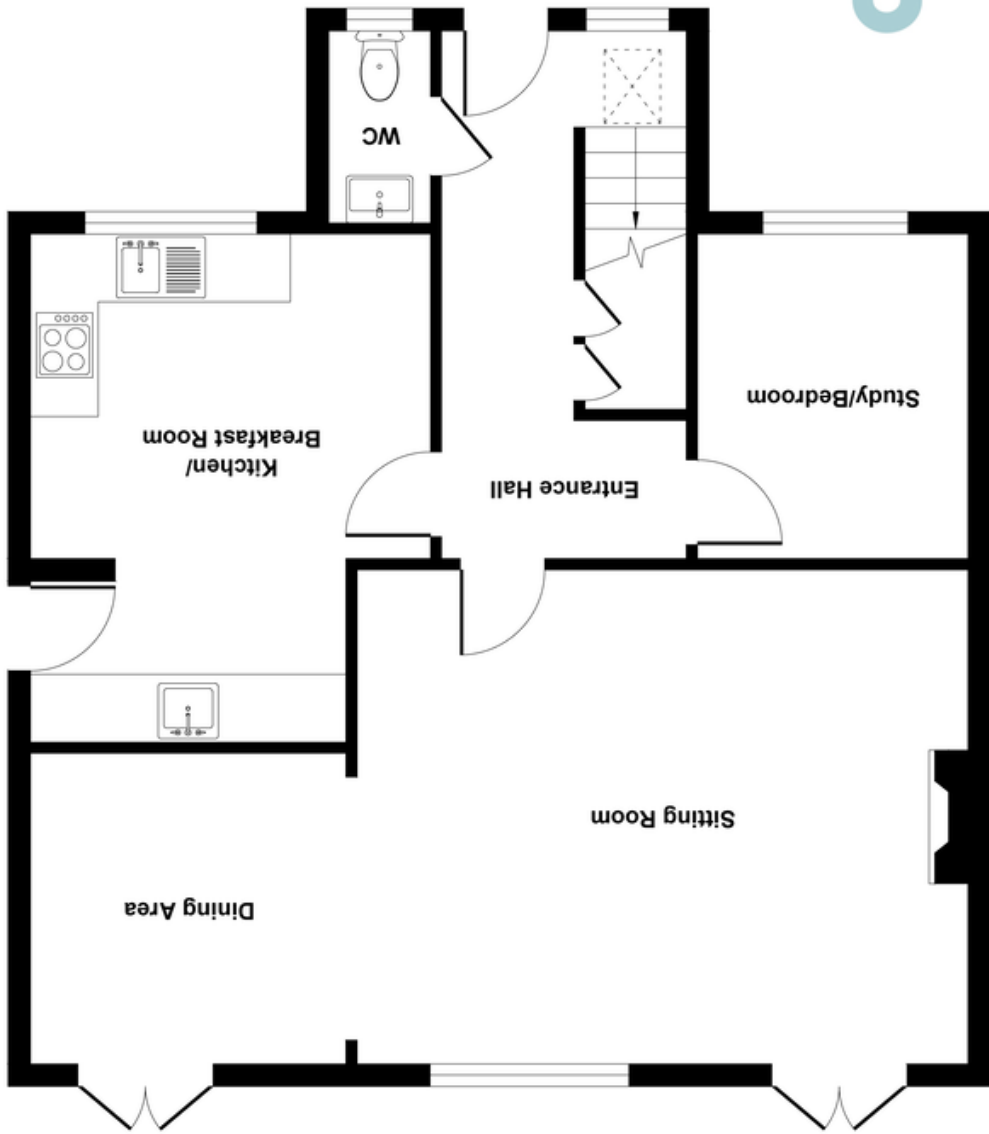
Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Ground Floor
Approximate Floor Area
743 sq. ft
(69.02 sq. m)



Approx. Gross Internal Floor Area 1423 sq. ft / 132.20 sq. m

First Floor
Approximate Floor Area
680 sq. ft
(63.17 sq. m)

