



THE STORY OF

Balsam House

Ashill, Norfolk

SOWERBYS

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Balsam House

Watton Road, Ashill, Norfolk
IP25 7AJ

Meticulously Presented Detached Family Home

Popular and Well-Served Village Location

Approached via Shingled Driveway
through Automated Gates

Highly Versatile Accommodation

Five Bedrooms with Two En-Suites

Stunning Kitchen/Breakfast Room and Separate Utility

Sitting Room with Woodburner and Dining Room

Large Driveway with Ample Parking and Garage

Lovingly Maintained and Extended by Current Owners

Constructed in 2009 with Traditional Character Features

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com



“The kitchen is so light and airy, it really is the heart of the home...”

Modern and highly versatile family living accommodation is the hallmark of this home, which was constructed in 2009. Local builders and craftsmen lovingly created this home adding a great degree of traditional character, evident in the stunning brickwork and bespoke features to be found throughout. The use of natural materials features prominently, with oak doors, floor coverings and skirtings throughout this immaculately presented home.

Set well back from Watton Road and approached by a shingled driveway, double automated gates grant access to Balsam House and one other

neighbouring property. Opening into an expansive driveway with ample parking to the front of the home and its integral garage, there is a great level of seclusion and security.

Entering the home, the central hall grants access to the flexible living accommodation. The kitchen/breakfast room is the hub of any home and certainly does not disappoint. The kitchen includes a full suite of integrated appliances, with a range cooker completing the country kitchen feel. In recent years, the current owners further improved the home, with the addition of an extension providing a highly convenient utility/boot room.

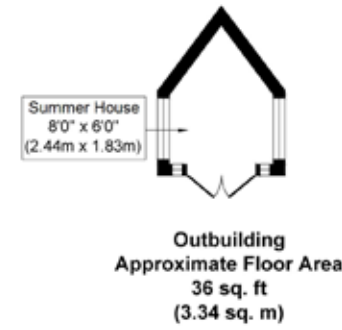
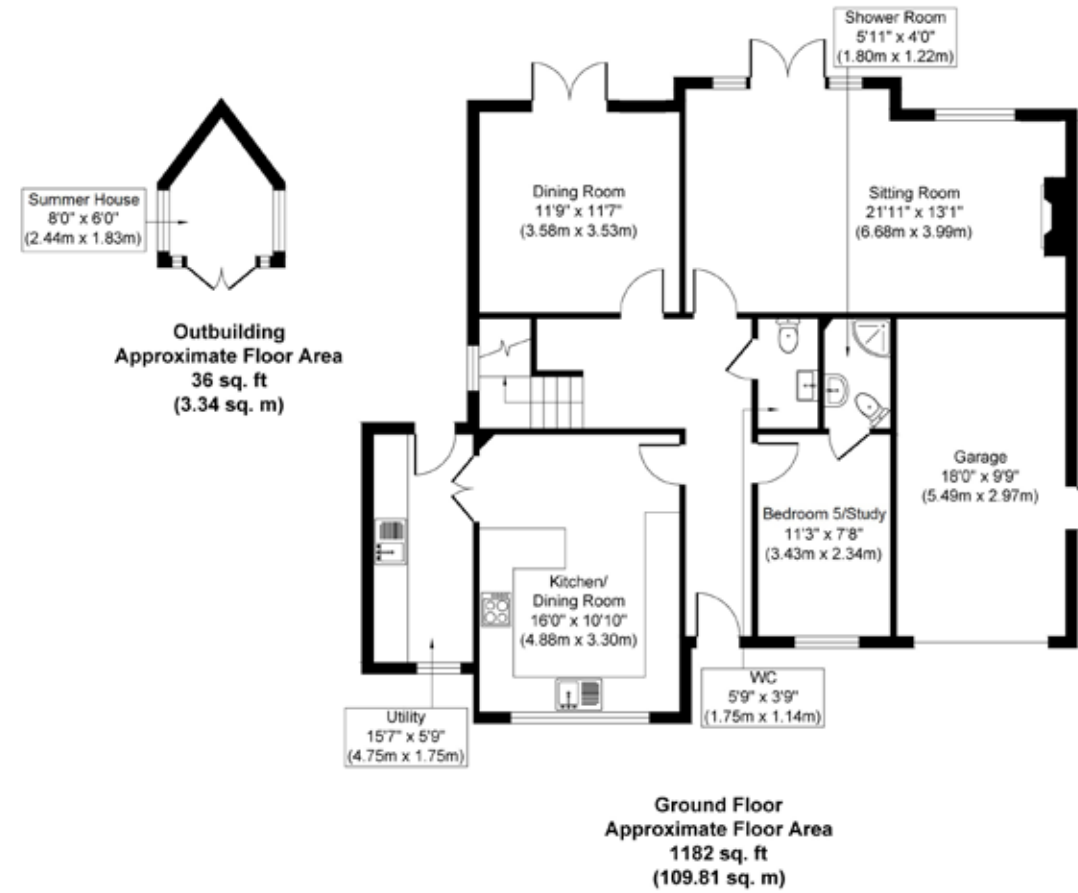
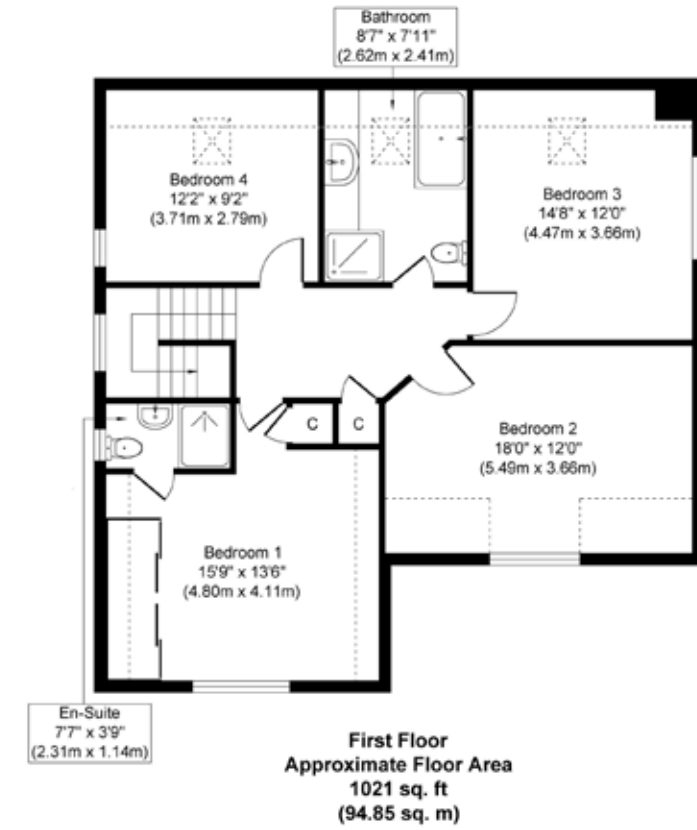


The sitting room is delightful, a brick built fireplace with herringbone brickwork houses a woodburner with a stunning solid oak mantel above. The room is filled with natural light with views out to the delightful rear garden and double doors onto the patio, the perfect spot for alfresco dining on summer evenings.

To complete the ground floor, a dining room, and a downstairs bedroom with en-suite facilities each further the flexibility of the home, in addition to a separate cloakroom.

Moving to the first floor, you will admire the stained glass window on the landing, furthering the sense of attention to detail in this bespoke home. You will discover a total of four impressively proportioned double bedrooms, an en-suite shower room to the principal bedroom and a beautifully fitted family bathroom.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The rear gardens have been well landscaped, with a stone patio wrapping around to the rear of the home. A delightful lawn flanked by railway sleeper borders, a raised deck topped with a timber pergola, and a summerhouse are all to be enjoyed.

This fantastic home is immaculately presented both inside and out, we highly recommend a private viewing in order to fully appreciate this offering.

“Since living here we’ve embraced the access to the countryside....”





ALL THE REASONS

Ashill

IS THE PLACE TO CALL HOME



Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and an award winning village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and

sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

In each direction a different taste of Fenland lifestyle calls to be enjoyed. To the west, Hanseatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of the sought-after north Norfolk curve around the coast. years. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



Note from the Vendor



Brancaster Beach

"We love to explore Thetford Forest, Swaffham market, and the north Norfolk coast, which is only 40 minutes away..."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating. Water softener fitted.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2081-2792-5020-1109-7105

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///bedspread.syndicate.physical

AGENT'S NOTE

The private shingled driveway leading to Balsam House and the automated gates are shared with the neighbouring property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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