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Mill Road,
Ashby St Mary, Norfolk

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ESTATE AGENTS

Set within a generous plot in the semi-rural village of Ashby St Mary, we are pleased to offer this substantial chain-free bungalow with much to offer. This well presented property boasts three double bedrooms, master ensuite and dressing room, two reception rooms, kitchen/breakfast room, conservatory, double garage with driveway parking, and more.

Accommodation comprises briefly:

- Hallway with WC & Storage
- Sitting Room with Fireplace
- Separate Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Utility Room
- Three Double Bedrooms
- Ensuite to Master
- Dressing Room to Master
- Bathroom
- Double Garage
- Large Garden



Property

A wide hallway welcomes you into the property, where you'll find access to various storage cupboards and a WC. Turning right, to the end of the hall French doors open into the sitting room where a fireplace sits to the opposite wall and a large patio door gives access to the rear garden. Beside the sitting room is a second reception room that serves as an ideal dining space or study if required. Moving up the hallway you will pass a handy utility room that offers storage and worktop space, beneath which is room for a washing machine and tumble dryer. Access to the side of the property can be obtained via an external door from here. The door to the kitchen/breakfast room is just beyond. This fantastic space measures close to 16ft by 10ft and within you will find plenty of wall and floor kitchen units and worktop area, along with space for a small dining set to one corner. Integrated within is an eye-level oven and grill and separate electric hob with extractor. Space for a tall fridge-freezer can be found beside the door to the conservatory, and room for a dishwasher is present within the kitchen units. The conservatory is brick footed and UPVC in construction, with French doors out to the garden. Another branch of the hallway leads to the three double bedrooms and bathroom of the property. To the very end is a glorious master suite consisting of a sizable double bedroom, large dressing room with built-in wardrobes, and ensuite shower room. The remaining bedrooms are more of a standard size of double room, and completing the accommodation is a bathroom equipped with bathtub, toilet and wash basin. The property has been kept to a very good standard and is fitted with modern UPVC double glazed windows and doors throughout.







Outside

A low brick wall with pillars marks the front boundary on all sides, where the entrance gives way to a large area of brick weave driveway leading up to the double garage. The rest of the frontage is laid to an area of lawn that is framed by a slate covered perimeter and a paved pathway links the driveway to the front door and to a side gate for direct access to the rear garden. The garage comes equipped with an electric roller door to the front and side passenger door for easy access. The rear garden faces West and is very generous in size, wrapping around the conservatory. A large paved patio area links the sitting room to the conservatory and provides a great spot to enjoy the afternoon sun. The remainder of the garden is laid to grass, with trees and plant bedding marking the back boundary. Various seating areas can also be found, along with a larger plant bed next to the patio, well stocked with various colourful bushes and shrubs.

Location

This property is located in Ashby St Mary, a small village adjoined to Thurton, close to Loddon. Thurton has excellent bus links to Norwich, Beccles, and beyond. The local primary school (achieved an Outstanding OFSTED report) and George & Dragon public house with Holiday Let Pods are close by. A few miles distant is Loddon which is a very popular village providing schools, shops, post office, doctors' surgery, Churches, library, dentist and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay and the Cathedral City of Norwich which has a mainline train link to London Liverpool Street (1hr 54mins) and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains services connected.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR14 7BN

What3Words: ///overture.mallets.beaters

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £450,000



TOTAL FLOOR AREA: 1692 sq.ft. (157.2 sq.m.) approx.

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.
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