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*Mill Road,*  
Ashby St. Mary, Loddon, Norfolk

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ESTATE AGENTS



A substantial, attractive, detached bungalow enjoying a most discreet position in the much sought after, semi-rural village of Ashby St Mary. This immaculately presented property boasts delightful, spacious living areas, exceptional fitted kitchen, three double bedrooms with the master enjoying an en-suite and the guest bedroom boasting independent access to the main bathroom. Externally the gardens reflect the impeccable presentation throughout and enjoy a south westerly rear aspect whilst to the front the extensive parking area leads to a double garage with storage and office space above.

**Accommodation comprises briefly:**

- Entrance Porch
- Kitchen/Breakfast Room
- Sitting Room with Fireplace & Stove • Conservatory
- Three Double Bedrooms
- En-suite to Master
- Main Bathroom with 'Jack & Jill' Guest Bedroom Access
- Double Garage with Storage & Office Above
- Generous Parking Area • Delightful Gardens



**Property**

Entering the property via the front door we are welcomed by the entrance porch which offers the perfect spot for our coats and boots after a country walk or afternoon in the garden. From here we step into the kitchen/breakfast room where the feeling of space and exceptional standard of finish that continues throughout is instantly apparent, a modern range of shaker style units line the walls providing superb storage whilst solid wood worktops provide exceptional preparation space. An inset butler sink sits below a window looking to the front aspect whilst the breakfast bar is set beside a full height feature window that fills the room with natural light. A fitted dish washer and washer/dryer are integral to the kitchen whilst space is made for an American style fridge freezer and double width range style oven. From the kitchen we find the generous inner hall leading to all of the accommodation, to our right we step into the sitting room. The sitting room boasts superb proportions, designed around entertaining and family living alike, an attractive fireplace brings a cosy focal point to this large room and houses the wood burning stove. French doors open to the large conservatory further extending the living space and offering the perfect space to enjoy the garden views throughout the year. Returning to the hallway we first find the master bedroom enjoying a view of the rear gardens. This generous room is complimented by an en-suite shower room which has a level access shower, sink and w/c all finished to the high standard found throughout. At the head of the hall a door opens to the delightful courtyard. Inside stepping to the rear we find the guest bedroom and main bathroom. The guest bedroom mirrors the space within the master and benefits from double fitted wardrobes. This room enjoys windows to two aspects taking in the garden and courtyard views. Adjacent we find the main bathroom which benefits from 'Jack & Jill' access allowing this to serve as an en-suite to the guest bedroom. The bathroom is fitted with a modern suite comprising a bath, w/c and wash basin set to a vanity unit. Completing the accommodation we find bedroom three looking to the front aspect. A third comfortable double bedroom.













## Outside

From Mill Road we approach the property between '2 Hill House' & 'Sunset' where double gates open to the shingle driveway of Appledore, at the head of the drive we find an extensive parking and turning area which leads to both the double garage and the front of the property. Planted beds frame the drive filling the space with colour and scent. Gates to both side of the bungalow access the gardens whilst an electric double width door opens to the garage. The garage offers a superb space over two floors with the ground floor offering space for two vehicles and garden storage whilst above stairs rise to a large storage room and office space. At the rear the gardens have been superbly planned wrapping around the property and making the most of the south westerly aspect. From the inner hall a door opens to the extensive paved courtyard, the space comes alive with colour and scent to every boundary, a personal door opens to the garage whilst we pass the arch way into the main garden, as we step through the raised vegetable garden our eye is drawn to the lavender bed which opens to a most attractive sunken garden which enjoys a water feature, stocked beds frame the space and a step leads us up to the lawn passing the rose bed. At the rear of the property a most impressive Wisteria is one of the highlights which can be seen from the double doors leading from the conservatory. A timber pergola offers a shaded seating area the perfect spot to simply let the senses enjoy all there is to offer.

## Location

This property is located in the delightful South Norfolk Village of Ashby St Mary which adjoins Thurton whilst being a short distance from 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 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. The market towns of Beccles and Bungay are a short drive as is the Cathedral City of Norwich which has a mainline train link to London Liverpool Street (1hr 54mins).

## 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 fired central heating (Private Supply). Mains electric, water and drainage.

Energy Rating: TBC

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 7BN

## Tenure

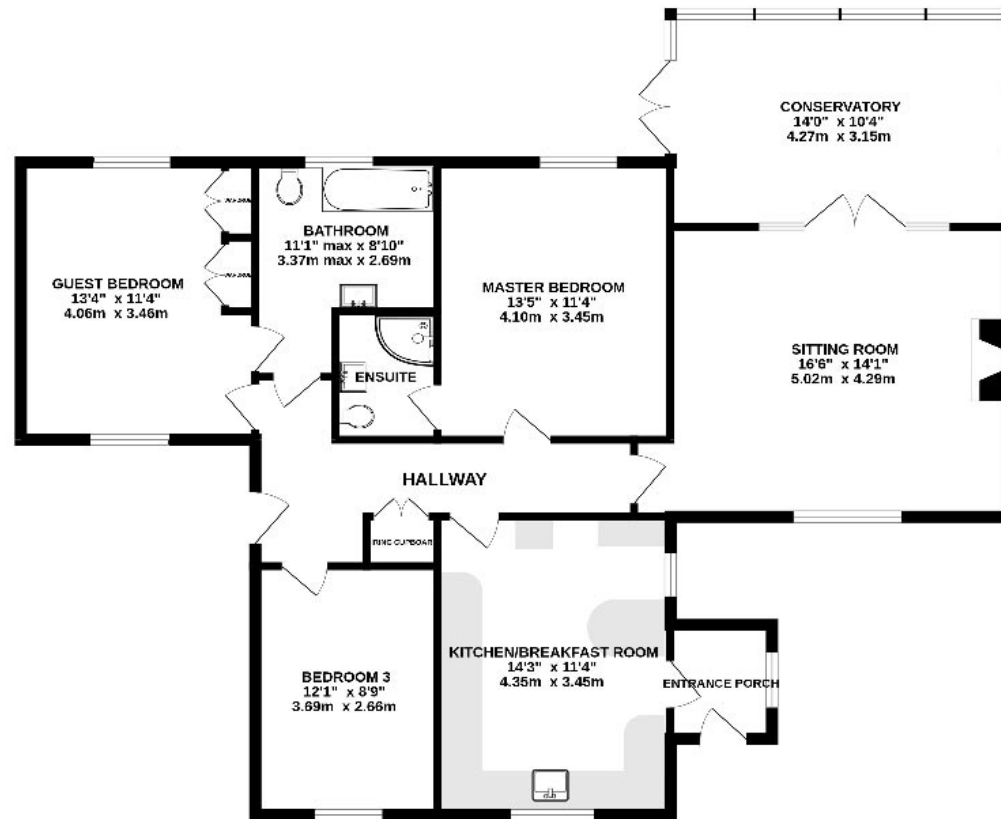
Vacant possession of the freehold will be given upon completion.

## 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: £465,000**

**GROUND FLOOR**  
1214 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.  
While every attempt has been made to see to the accuracy of the foregoing description, the agent, its agents, officers, and/or employees accept no liability for any errors or omissions, whether or not caused by any negligence, in or about the accuracy or completeness of the foregoing information. The accuracy, validity and reliability of the information is the sole responsibility of the client. The accuracy, validity and reliability of the information is the sole responsibility of the client. The accuracy, validity and reliability of the information is the sole responsibility of the client. The accuracy, validity and reliability of the information is the sole responsibility of the client.

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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