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Mill Road,
Ashby St Mary, Norfolk

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ESTATE AGENTS

We are pleased to offer CHAIN FREE this detached chalet style bungalow situated in the sought after village of Ashby St Mary and within easy reach of the A146 for access to Norwich. The bungalow benefits from well proportioned living accommodation including a spacious living/dining room, two ground floor bedrooms and shower room and a first floor master bedroom with shower room. The property would benefit from further updating and modernisation. Viewing is essential to appreciate all this property has to offer.

Accommodation comprises briefly:

- Entrance Hall
- Living/Dining Room
- Kitchen • Utility Room
- Two Ground Floor Double Bedrooms
- Shower Room
- First Floor Master Bedroom
- First Floor Shower Room
- Ample Off Road Parking
- Double Carport
- Wrap Around Garden
- Greenhouse & Shed



Property

As you enter through the front door you are greeted by a spacious entrance hall with door concealing hallway, stairs to the first floor and door leading into a spacious living/dining room benefiting from three sealed unit double glazed windows with space for a family dining table. A kitchen/diner can be found to the rear of the property and has a worktop with inset circular stainless steel sink having cupboards and drawers under and matching wall cupboards over. There is space for a free standing electric cooker and upright fridge freezer, further worktop with cupboards and drawers under and door leading into a utility room. This room has a worktop with inset sink and drainer with recess under having space and plumbing for a washing machine and a door to the garden. There are two ground floor double bedrooms both having sealed unit double glazing. Both rooms are served by the ground floor shower room which comprises a fully tiled shower cubicle, pedestal wash basin and low level W/C. From the hallway, the staircase rises to the first floor landing with door leading into the master bedroom with sealed unit double glazed window and eaves storage. This bedroom is served by a separate shower room comprising a fully tiled shower cubicle, pedestal wash basin and low level W/C.



Outside

Outside the property is approached via a shingle driveway which continues to a double carport and paved path to the main entrance and a lawned front garden enclosed by a front brick wall. To the rear is a fully enclosed, mainly lawned garden with hedging to the end boundary, paved patio area, aluminum framed greenhouse and timber and felt roof shed.

Location

This property is located in Ashby St Mary, a small village adjoined to Thurton, close to Loddon. Thurton has an excellent primary school (Ofsted rating – Outstanding), a private day nursery, pre-school, village hall, public house and church. Close by is Loddon which is a very popular small market town providing many amenities including doctor and dentist surgery, library, post office, pharmacy, a range of shops, Hobart High School, Langley School and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay which provide further amenities. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 25 miles away.

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 and hot water, mains electricity and water. Mains drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 7BN

What3Words: ///commander.roaming.tricky

Tenure

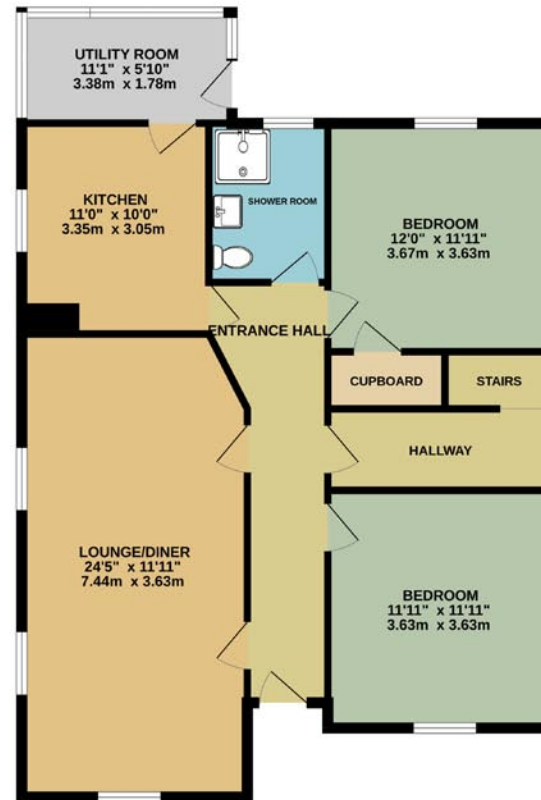
Vacant possession of the freehold will be given upon completion.

Agents' Note

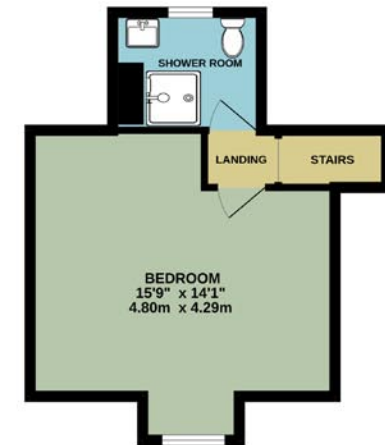
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Offers In Excess Of: £350,000

GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 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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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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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LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk