

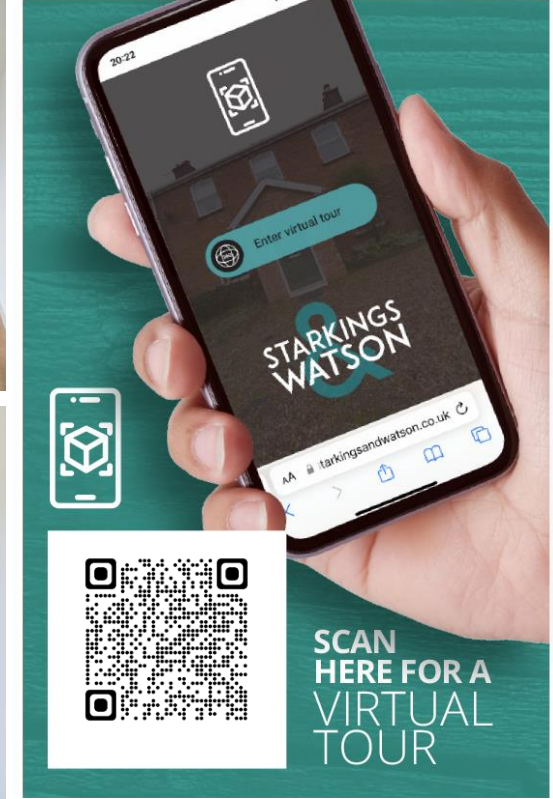
KNYVETT GREEN

# Ashwellthorpe, Norwich NR16 1HA

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- No Chain!
- Detached Bungalow with Garage
- Approx. 884 Sq. ft (stms)
- Fully Renovated & Extended Interior
- Field Views to Rear – Children's Park to Front
- 22' Open Plan Kitchen/Living Space
- Three Bedrooms
- Family Bathroom & En Suite

#### IN SUMMARY

NO CHAIN. This UPDATED, EXTENDED and FULLY RENOVATED detached bungalow enjoys an End of CUL-DE-SAC SETTING with FIELD VIEWS to rear. With an EXTENSIVE PLOT the property now enjoys an OAK FRAMED PORCH with CLADDING, creating a contemporary look and feel. Completed works include new FRONT and REAR WINDOWS with BI-FOLDING TRIPLE GLAZED DOORS in the sitting room, a full ELECTRICAL RE-WIRE, new oil fired central heating boiler, radiator and tank, RE-PLASTERING THROUGHOUT, new floor coverings, SOLID WOOD INTERNAL DOORS, new skirting board and door frames, along with extra loft insulation. The accommodation extends to some 880 Sq. ft (stms) with a hall entrance, THREE BEDROOMS, en suite to the main bedroom, family bathroom UTILITY ROOM and 22' OPEN PLAN kitchen/living space with BI-FOLDING DOORS to the garden. The EXTERIOR has been landscaped to include a NEW BLOCK PAVED DRIVEWAY and lawned gardens.

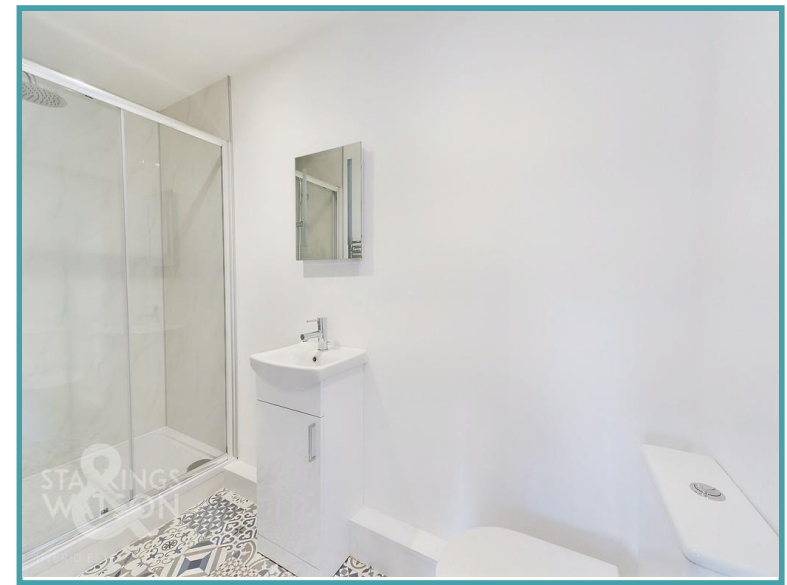
#### SETTING THE SCENE

Set back from the road at the end of the cul-de-sac facing a children's play area/park. With a newly laid block

paved driveway and adjacent turfed front garden. Timber panelled fencing encloses both sides, with access to the garage, and oak framed entrance porch. Gated access leads to the rear garden.

#### THE GRAND TOUR

The new canopy porch has an 'up/down' light within the roof which can be controlled from the entrance hall. Heading inside, the hall entrance offers a bright white finish with recessed spotlighting and wood effect flooring, with a new BT/Wi-Fi point installed. Doors lead off to the first two bedrooms, both finished with fitted carpet and uPVC double glazed windows to front. The main bedroom includes a door to the en suite shower room which has been newly installed and cleverly designed to include a white three piece suite, storage under the sink, thermostatically controlled rainfall shower with Aqua-board splash backs and a heated towel rail. Continuing up the hall, two useful cupboards are built-in, with a further bedroom leading off, which could also be a reception room, with a built-in cupboard. The family bathroom is a sizeable room with a striking floor covering and splash back, along with extensive storage, heated towel rail, and an electric rainfall shower over the bath with Aqua-board splash backs. A utility room has been created, with storage under the sink and space for a washing machine, whilst the new electric fuse box is mounted to one side, and a door leads to the garden. Stretching across the rear is the open plan kitchen/living space, with a high ceiling and roof lantern above. A window to rear and bi-folding doors allow excellent natural light, with wood effect flooring under foot, recessed spotlights above, there are options for a television both free standing and wall mounted. The kitchen includes a range of wall and base level units with



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Bosch appliances including an electric induction hob and electric oven, with an integrated fridge freezer and dishwasher.

### THE GREAT OUTDOORS

Heading outside, the bi-folding doors lead to an Indian Sandstone patio seating area with a central lawned garden including an area of new turf. Timber panelled fencing leads to both sides, with a range of mature planting, and hedging across the rear which leads onto the fields beyond. Gated access leads to the front, with outside power, water and the oil tank to one side. The garage offers a remote controlled roller door, power, lighting and door to side.

### OUT & ABOUT

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.

### FIND US

Postcode : NR16 1HA

What3Words : ///passages.attention.spike

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**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:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
884.48 ft<sup>2</sup>  
82.17 m<sup>2</sup>

