

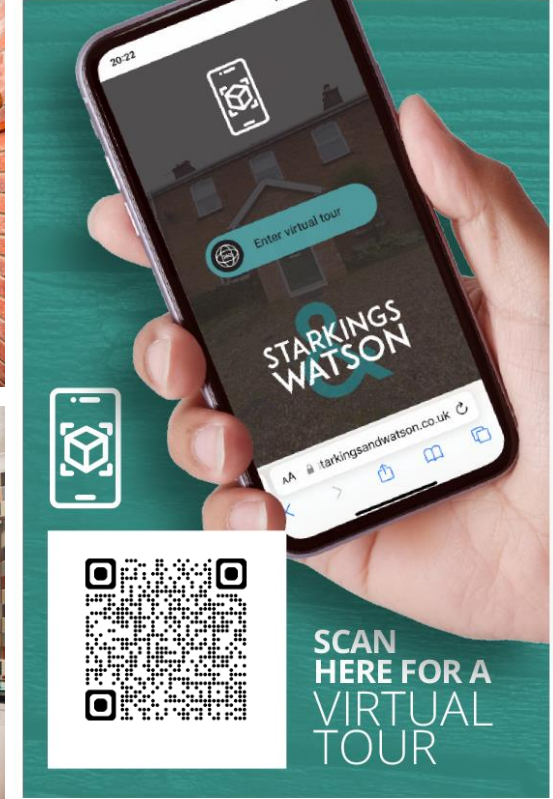
WASH LANE

# Aslacton, Norwich NR15 2JR

Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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- Main House of Over 2900 Sq ft (stms)
- Up to Five Bedrooms
- Three Reception Rooms
- 27' Kitchen/Dining Room
- Double Garage
- Rural Location
- Formal Gardens & Woodland
- Located Next to Commercial Property

This SUBSTANTIAL DETACHED HOME offers over 2900 Sq ft (stms) of accommodation, with the OVERALL PLOT extending to some 1.2 ACRES (stms). The MAIN HOUSE offers FLEXIBLE ACCOMMODATION, centred around a large hall entrance, including a sitting room with a CAST IRON WOOD BURNER, open plan games room, garden room, 27' KITCHEN/DINING ROOM, study, shower room, utility room and ground floor bedroom and adjacent BATHROOM. The first floor offers FOUR DOUBLE BEDROOMS including the main bedroom with DRESSING ROOM and EN SUITE. An IDEAL LARGE FAMILY HOME the property offers a RURAL SETTING, with the formal gardens including a lawned area and WOODLAND, with parking and a DOUBLE GARAGE to front.

#### LOCATION

Aslacton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village, along with the neighbouring village of Great Moulton offer a Public House, Primary School, Parish Churches, Village Hall, and is also served by a bus route to the Cathedral City of Norwich. The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. Diss of course offers a mainline train service to London.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR15 2JR), but to help you...From the A140 in Long Stratton, turn right onto Flowerpot Lane through the village of Wacton, follow the road round to the right taking a right hand turn at the sharp left corner onto Carr Lane. Follow this road into Aslacton over the bridge, turning right onto Muir Lane then left onto Church Road. Follow the road, which becomes Wash Lane, where the property can be found on the right hand side.

#### AGENTS NOTE

The property is located next to commercial premises.

The property is set back from the road with a sweeping hard standing driveway providing access to the main house and adjacent storage units. An extensive lawned front garden can be found in front of the main dwelling, with a compound parking area to the right hand side serving the adjacent business. Ample off road parking can be found to the front of the house with access leading to the integral double garage with steps leading to the main entrance door.

uPVC double glazed entrance door to:

#### ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to front, door to:

#### ENTRANCE HALL

Fitted carpet with recessed doormat, radiator, stairs to first floor landing with built-in storage cupboard, cupboard housing floor standing oil fired central heating boiler, coved ceiling, doors to:

#### STUDY

12' 3" x 11' 7" Max. (3.73m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in storage units, telephone point, coved ceiling, door to:

#### UTILITY ROOM

10' 10" x 5' 2" (3.3m x 1.57m) Fitted range of wall and base level units, space for washing machine, tumble dryer and fridge freezer, tiled effect flooring, radiator, uPVC double glazed window to side, door to garage, doors to:

#### SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with electric shower, tiled splash backs, wood panelling, tiled effect flooring, window to side, radiator.

#### REAR PORCH

Tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to side.

#### FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, panelled bath, tiled splash backs and flooring, heated towel rail, uPVC obscure double glazed window to side, coved ceiling.

#### DOUBLE BEDROOM

13' x 12' 7" (3.96m x 3.84m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in triple wardrobe, coved ceiling.

#### SITTING ROOM

23' 8" x 13' 4" Max. (7.21m x 4.06m) Centred around a feature brick built fire place with inset cast iron wood burner, fitted carpet, radiator, uPVC double glazed window to side, television and telephone points, wall lighting, door to kitchen, conservatory and to:

#### GAMES ROOM

13' x 12' 7" Max. (3.96m x 3.84m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### GARDEN ROOM

19' 7" x 8' 9" (5.97m x 2.67m) Tiled flooring, uPVC double glazed windows to side and rear, uPVC double glazed French doors to side and rear, recessed spotlighting, exposed timber beams.

#### KITCHEN/DINING ROOM

27' 3" x 13' 5" (8.31m x 4.09m) With a door leading from the main entrance hall and the sitting room, the kitchen offers an extensive fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob



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with extractor fan and built-in eye level electric double oven, wood effect flooring, space for fridge and dishwasher, radiator, uPVC double glazed windows to front and side x3 with views across the valley, space for dining table and soft furnishings, under cupboard lighting, television point, coved ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in storage cupboard, built-in eaves storage access, loft access hatch, velux window to rear x2, doors to:

#### DOUBLE BEDROOM

14' 7" x 11' 8" Some Restricted Height. (4.44m x 3.56m) Fitted carpet, radiator, built-in eaves storage access, velux window to front.

#### DOUBLE BEDROOM

14' 7" x 13' Max. Some Restricted Height. (4.44m x 3.96m) Fitted carpet, radiator, built-in eaves storage access, velux window to front.

#### DOUBLE BEDROOM

15' 8" x 9' 4" Max. Some Restricted Height. (4.78m x 2.84m) Fitted carpet, radiator, velux window to rear.

#### FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with electric shower, panelled bath, tiled splash backs, tiled effect flooring, heated towel rail, shaver point, velux window to rear.

#### DOUBLE BEDROOM

18' 9" x 14' Some Restricted Height. (5.72m x 4.27m) Fitted carpet, radiator, velux window to side, built-in eaves storage access, wall lighting, doors to:

#### EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, tiled splash backs, tiled effect flooring, heated towel rail, extractor fan.

#### DRESSING ROOM

14' x 11' 5" Some Restricted Height. (4.27m x 3.48m) Fitted carpet, radiator, velux window to side, built-in eaves storage access.

#### OUTSIDE REAR

The property offers extensive lawned gardens, with a patio and adjacent covered seating area. The lawns offer a range of mature planting and hedging, and extend to an expansive woodland area, with further seating areas, and spaces which have been used for children's play equipment.

#### DOUBLE GARAGE

19' 4" x 7' 8" (5.89m x 2.34m) Electric roller door to front, uPVC double glazed window to side, electric fuse box, door to utility room, power and lighting.

**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.

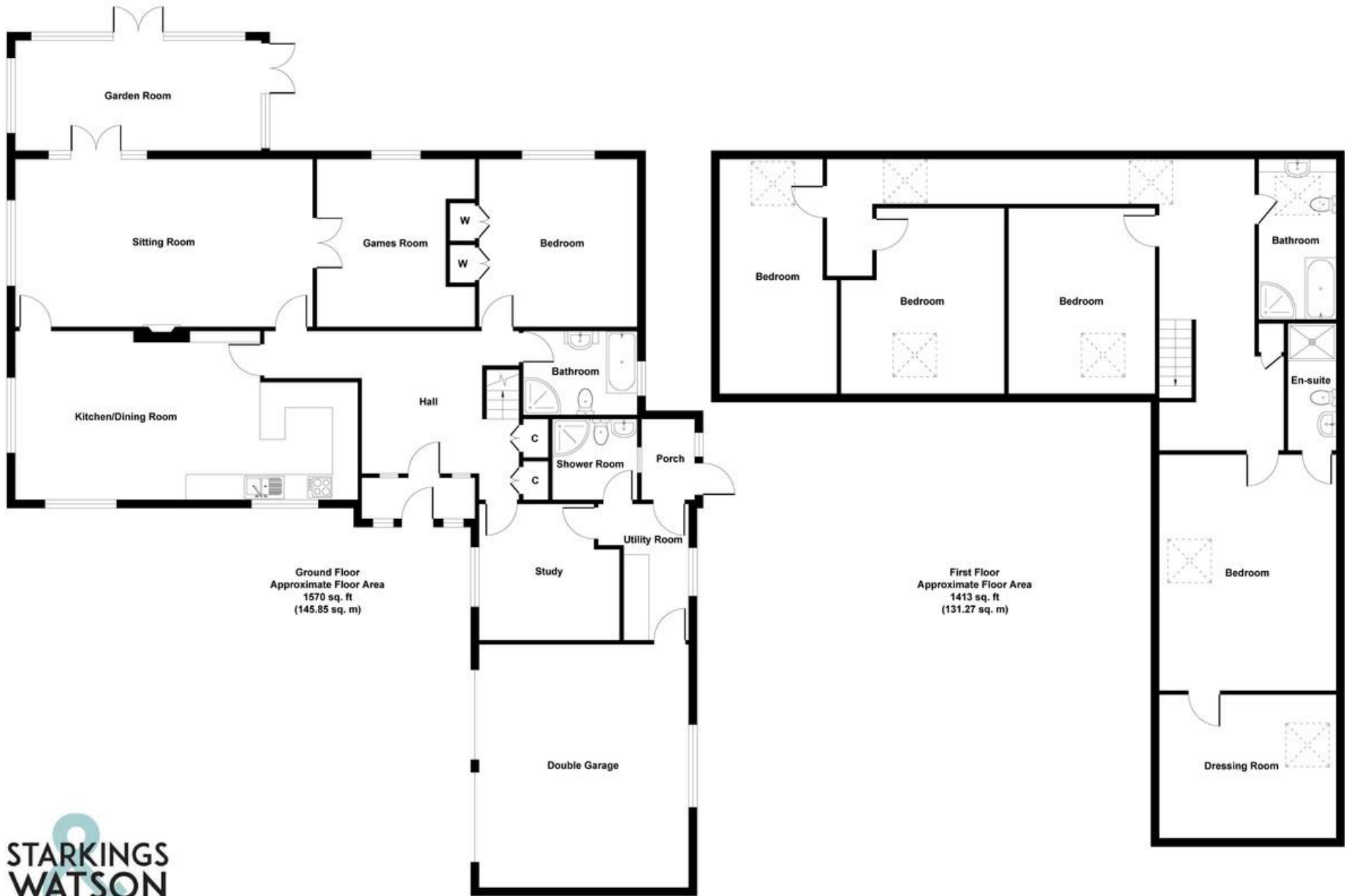
Price:



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Approx. Gross Internal Floor Area 2983 sq. ft / 277.12 sq. m