

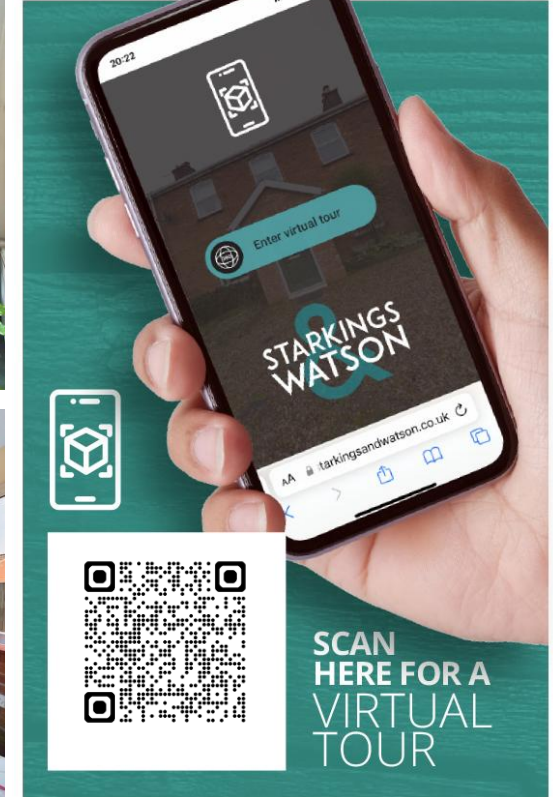
# SNEATH ROAD

Aslacton, Norwich NR15 2DS

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Detached Family Home
- Rural Village Location
- Impressive Rear Garden
- Over 340' Plot From Front to Rear
- Two Generous Reception Rooms
- Four Ample Bedrooms & Family Bathroom
- Separate Kitchen/Breakfast Room
- Driveway Parking & Integral Garage

### IN SUMMARY

Situated within a quiet location in the village of Aslacton is this BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offering FOUR BEDROOMS and approximately 1500 SQ FT (stms) of accommodation. The current owners are the only ever occupiers having had the property built in the 1970's and the major selling point is the STUNNING REAR GARDEN kept in in immaculate order. The plot in total is approx. 340' from front to rear (stms). Internally you will find accommodation to include entrance hallway with W/C, main L-Shaped sitting/dining room, garden room overlooking the rear gardens and the kitchen/breakfast room. There is also a very useful study room and the integral garage completing the ground floor. On the first floor there are FOUR AMPLE BEDROOMS as well as the modern family bathroom. The house benefits from uPVC double glazing and oil fired central heating.

### SETTING THE SCENE

Approached via Sneath Road you will find a large hard standing driveway providing plenty of parking leading to the integral garage with roller door to the front. There is also front lawns and mature hedging as well as gated

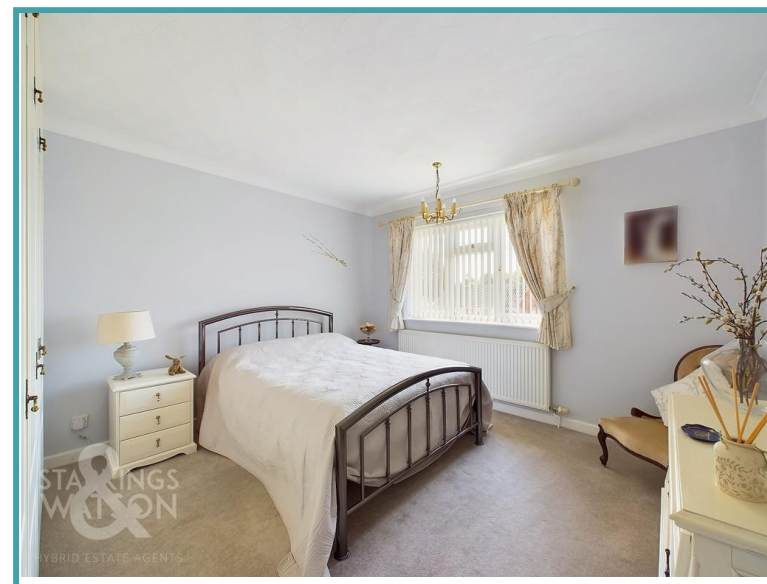
side access leading to the rear garden. The main entrance door is found to the front.

### THE GRAND TOUR

Entering via the main entrance door you will find the entrance hallway with stairs to the first floor landing and the ground floor w/c. To the right of the hall is the main L-Shaped sitting/dining room with a focal point open fireplace. Off the main reception is the extended garden room beyond which provides another reception space overlooking the rear garden. The solid wood kitchen features a range of fitted units with rolled edge worktops over as well as range oven and space for various white goods. There is also a fitted understairs pantry cupboard. Off the kitchen is a rear lobby with door to the patio as well as the useful study room which provides internal access to the garage. Heading up to the first floor landing there is an airing cupboard and loft hatch access. You will find four ample bedrooms off the landing with the main bedroom to the front benefiting from fitted wardrobe. The family bathroom offers a modern suite with shower over the bath..

### THE GREAT OUTDOORS

The stunning rear garden is a real selling point to the house having been lovingly created and tended by the current owners. You will find a large raised terrace leading from the rear of the house with level brick wall providing the ideal spot for a table and chairs and for outside dining. Heading down a level onto the manicured lawns you will find a circular planting border filled with shrubs as well as timber sheds. The next section of garden offers a mature vegetable plot with plenty of space for planting and a greenhouse. Beyond is



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a large expanse of lawns with mature trees and shrubs with timber shed/workshop as well as wooded area to the very end of the garden.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR15 2DS

What3Words : ///prongs.outwards.trooper

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Central heating is provided by oil and all other mains services are provided including mains drainage.

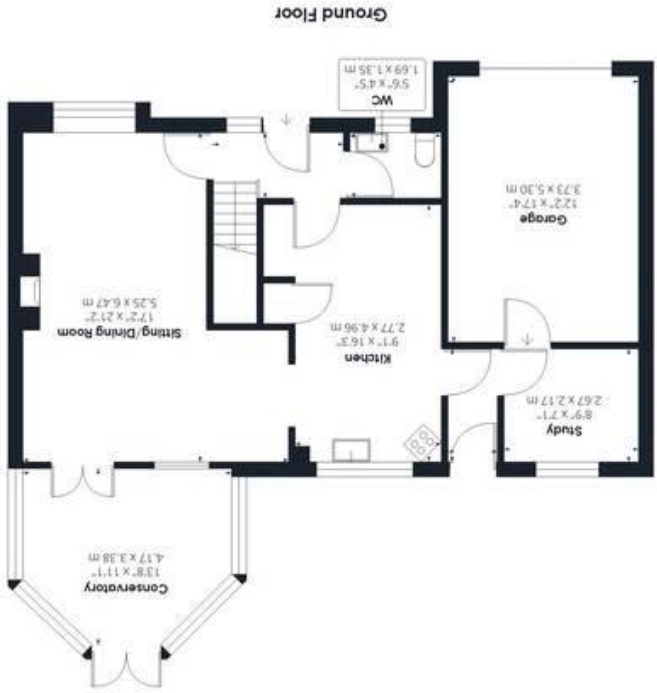
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Price:



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Approximate total area<sup>m</sup>  
 1491.66 ft<sup>2</sup>  
 138.58 m<sup>2</sup>

(1) Excluding balconies and terraces.

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.