

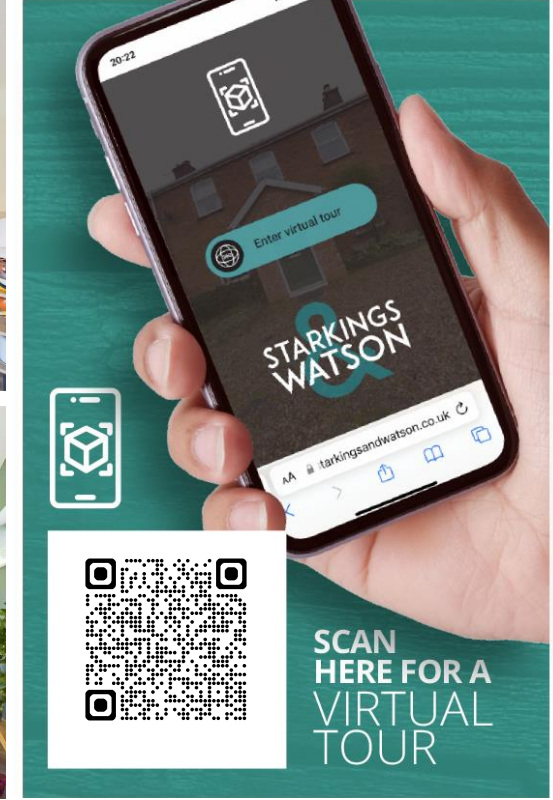
MILL ROAD

Ashby St. Mary, Norwich NR14 7BN

Freehold | Energy Efficiency Rating : B

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- High Specification Finish & Newly Extended
- Bespoke & Extended Barn Style Home
- Open Plan Living & Second Sitting Room
- Designer Kitchen with Integrated Appliances
- Four Double Bedrooms
- Main Bedroom with En Suite
- Double Garage & Driveway
- Landscaped Plot of 0.44 Acres (stms)

IN SUMMARY

Built in 2020 and recently EXTENDED, this detached BESPOKE BARN STYLE HOME occupies a 0.44 ACRE PLOT (stms) and was built to the HIGHEST of SPECIFICATIONS. ATTRACTIVE VIEWS and over 2290 Sq ft of accommodation include a 35' OPEN PLAN LIVING SPACE. Set back from the road, a LANDSCAPED DRIVEWAY offers PARKING and access to the DOUBLE GARAGE with electric door. Inside, UNDER FLOOR HEATING, Air Source Heat Pump, and uPVC DOUBLE GLAZING with FULL HEIGHT WINDOWS can be found throughout. The ENTRANCE HALL offers a WELCOMING GREETING SPACE with OAK EFFECT FLOORING, and STEPS LEADING to the OPEN PLAN sitting room with WOOD BURNING STOVE, dining area and KITCHEN with COMPOSITE WORK SURFACES and INTEGRATED SMEG APPLIANCES. The GARDEN ROOM extension offers DINING SPACE or a SNUG AREA with STUNNING GARDEN VIEWS. A utility room, cloakroom and FAMILY BATHROOM with BATH and SHOWER lead from the main hall, with FOUR DOUBLE BEDROOMS including the MAIN BEDROOM with EN SUITE.

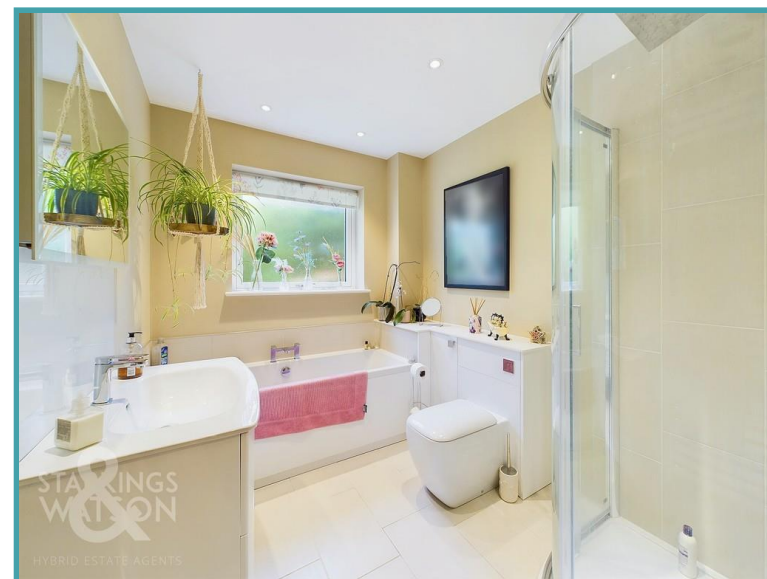
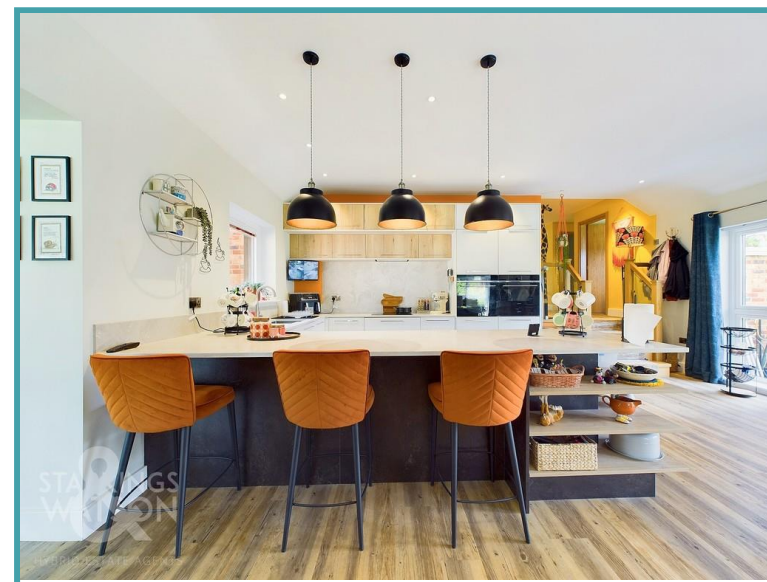
SETTING THE SCENE

Set back from the road, a sweeping shingle entrance leads to a generous driveway, with ample turning space leading to the double garage and EV charger. Raised beds have been created to offer an attractive outlook with planting, lawn and hard standing pathways leading to the front and rear. LED spotlighting has been introduced to the front facias, highlighting the attractive design during the evening. The solid oak front

entrance porch leads to the main door. Opposite the property, a leafy outlook can be enjoyed, with a tree lined view and fields beyond.

THE GRAND TOUR

With every detail considered, as you step inside, the reception hall offers a warm and welcoming entrance, with oak effect luxury vinyl flooring and under floor heating. Control panels can be found for the zoned alarm and heating system, with doors to all bedrooms, bathrooms and utility room, with the loft access hatch and recessed LED spot lights above, contemporary glass and solid oak staircase to the main living space. Extending to 35', merging contemporary living with attractive garden views, this open plan space offers ample room to entertain, dine and relax. Set under a high level ceiling with recessed LED spot lights, oak effect luxury vinyl flooring extends throughout with under floor heating under foot. With ample space to sit and dine, the free standing contemporary Contura wood-burning stove and black honed granite hearth creates a focal point to the room, with a feature full height corner window offering a dual aspect views. The kitchen is complete with a high specification stylish 'Masterclass' kitchen with a fitted range of wall and base level units finished in Sutton Scotts Grey & Madoc Mayfield Oak with handles, with composite work surfaces, and insert 'Smeg' one and a half bowl sink with contemporary chrome mixer tap. Appliances include an inset 'Smeg' four zone electric induction hob with extractor fan, built-in 'Smeg' Linea Pyrolytic Multi Oven and 'Smeg' Linea Combination Oven, 'Smeg' warming drawer, fridge, freezer and dishwasher, along with an integrated wine cooler. Opening up to the side is the garden room extension which flows seamlessly both inside and out, with full width sliding patio doors and flush threshold which merges the garden with the living space. The utility room offers space for a washing machine and tumble dryer, whilst housing the electric fuse box, under floor heating controls, and water softener. With four bedrooms on offer, each room is finished to the same specification including a high level television point and Cat6 network data point, thermostat heating control, but all enjoying contrasting garden views. From the main bedroom the en suite includes a three piece contemporary suite with soft matt white



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furniture including storage drawers and a double shower cubicle with Mira digitally controlled twin head rainfall shower with warm up mode. Off the hall the cloakroom can be found with a two piece suite with walnut furniture and tiled splash backs. Lastly is the family bathroom including storage, double ended panelled bath with mixer tap, double shower cubicle with Mira digitally controlled twin head rainfall shower with warm up mode, complete with contemporary Mokara porcelain tiled splash backs.

THE GREAT OUTDOORS

The rear gardens are fully landscaped, offering a generous patio leading from the open plan sitting and garden rooms. The patio offers attractive views across the garden and to the pond, whilst the central lawn wraps around the property with a wealth of planting. Raised beds and a high level wall separate the neighbouring property, with access leading to the front and side. Various trees and outbuildings can be found throughout the garden, whilst a secondary patio leads exclusively from the garden room. Outside power and water supplies are installed. The double garage offers a side access and electric up and over door to front.

OUT & ABOUT

Situated just off the A146, the rural village of Ashby St Mary is extremely convenient for access to Norwich. Some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools.

FIND US

Postcode : NR14 7BN

What3Words : ///biggest.linked.annotated

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^m
2294.87 ft²
213.2 m²

