



Mirabelle
Hale Road | Ashill | Norfolk | IP25 7BL

EFFORTLESS LIVING



With countryside views, on a small development of just 7 bungalows, here you find family one level living in a sleepy village, still close to the towns of Swaffham and Watton where you have amenities to hand.

Mirabelle offers an attractive, high spec, expertly finished home inside and out, designed to be low maintenance and with solar panels it is efficient to run.

Ideal for a family or retirement alike.



KEY FEATURES

- A Detached Modern Bungalow on a Select Development in the Village of Ashill
- Three Double Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Spacious Kitchen/Dining Room
- Sitting Room and Conservatory
- Landscaped Garden with Superb Log Cabin and Field Views
- The Plot extends to 0.236 of an acre
- Double Cart Lodge with Electric Doors and EV Charger
- The Accommodation extends to 1,991sq.ft
- Energy Rating: B

Ashill village, offers typical village life with active village hall running regular weekly activities as well as events, an award winning pub/restaurant, church and a pretty duck pond with a play park for children. Countryside walks, beautiful sunsets and relaxing Norfolk life awaits you here.

Pristine Property

The owners were delighted by the striking finish to this home when they first saw it – the stunning gable end flint work and high craftsmanship throughout in such a rural setting was perfect for them. The effortless maintenance and low running costs was a big driver too – with air source heat pump, 12 4.4kw solar panels with feed in tariff, makes the electric underfloor heating so efficient to run. Add to all this, the aesthetically pleasing interior, with Karndean flooring, quartz kitchen worktops and immaculately finished fittings means the home is an easy one to live in. The current owners installed a west facing conservatory when they arrived, watching sunsets with an after-dinner drink is a regular pastime here. The triple aspect kitchen/dining room with vaulted ceilings allow so much light all year round- and you can chase the sun with morning coffee in the kitchen, then the sun moves at midday over the garden room for afternoon tea. The lounge offers yet more space for the family and guests to relax when visiting, and the vast master bedroom and two other double bedrooms allow plenty of space for everyone to stay. The two bathrooms, both with enormous showers have been fitted with pressurised system affording great water pressure here.





KEY FEATURES

Holiday At Home

The icing on the cake at this home is the marvellous log cabin in the garden, with its own verandah for relaxing in nature. The cabin is used both as a gym with plenty of room for large equipment like treadmill and rower, but also as a craft room for the grandchildren (and grandma!) and has been used as office space too. This quirky space offers play time and a holiday feel. Add to this the hot tub for star gazing and dawn til dusk outside lighting, wrapped around the whole property including gable end and garage, this garden just twinkles in the dark and makes you feel like you are on holiday. Close to the hot tub the owners have kept a Christmas tree growing for ten years and add lights to this too – just magical. Wildlife add to this atmosphere with hares having been seen sleeping on the lawn and deer and squirrels frolicking in the fields over the boundary fence. The oversized double cart lodge has been fitted with electric doors and an electric car charging point, again another little touch to make life feel like a holiday and not hard work. Equally when you actually are away, your home is secure.

Well Connected

With Waitrose only 5 miles away and the market town of Watton just 10 minutes drive, everything you need is on your doorstep. The village has a great bus route so getting to Norwich or the NNUH Hospital is easy too. With Wymondham and Norwich a short drive away the hustle and bustle of city living is available for that shopping fix!





























INFORMATION



On The Doorstep

Ashill is a village located near to the market town of Watton, having a wide range of shopping, schooling, and leisure facilities. This is a very central location. You can reach both Kings Lynn and Watton easily from here. Being just 5 miles from Swaffham is also fantastic as it has a good range of local facilities and amenities including a Waitrose supermarket.

How Far Is It To?

The cathedral city of Norwich can be found 25 miles to the north east offering a comprehensive range of shopping and leisure facilities as well as a direct rail link to London Liverpool Street and an International Airport. Thetford Forest can be found to the south with its many nature walks and bicycle trails whilst the North Norfolk coast with its quaint villages and sandy beaches can be found 1 hour north by car. Stansted Airport can be found within 75 minutes drive to the south where you have connections to all major European and International destinations.

Directions

Leave Norwich on the A47 towards Swaffham, turn left onto Tuns Road heading towards Necton, drive through the village into Holme Hale, continue to the T junction turning right, then first left onto Hale Road and head into Ashill. Follow this road for just over 1 mile and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating, Mains Water
Mains Drainage, Solar Panels

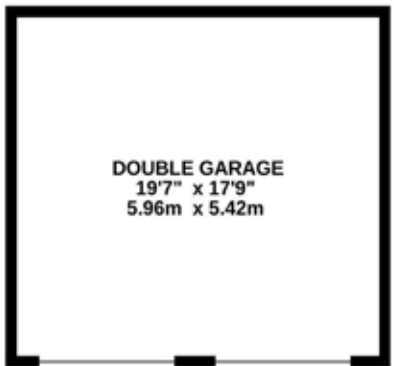
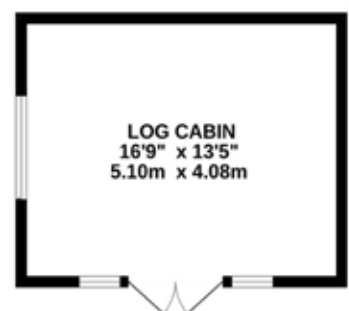
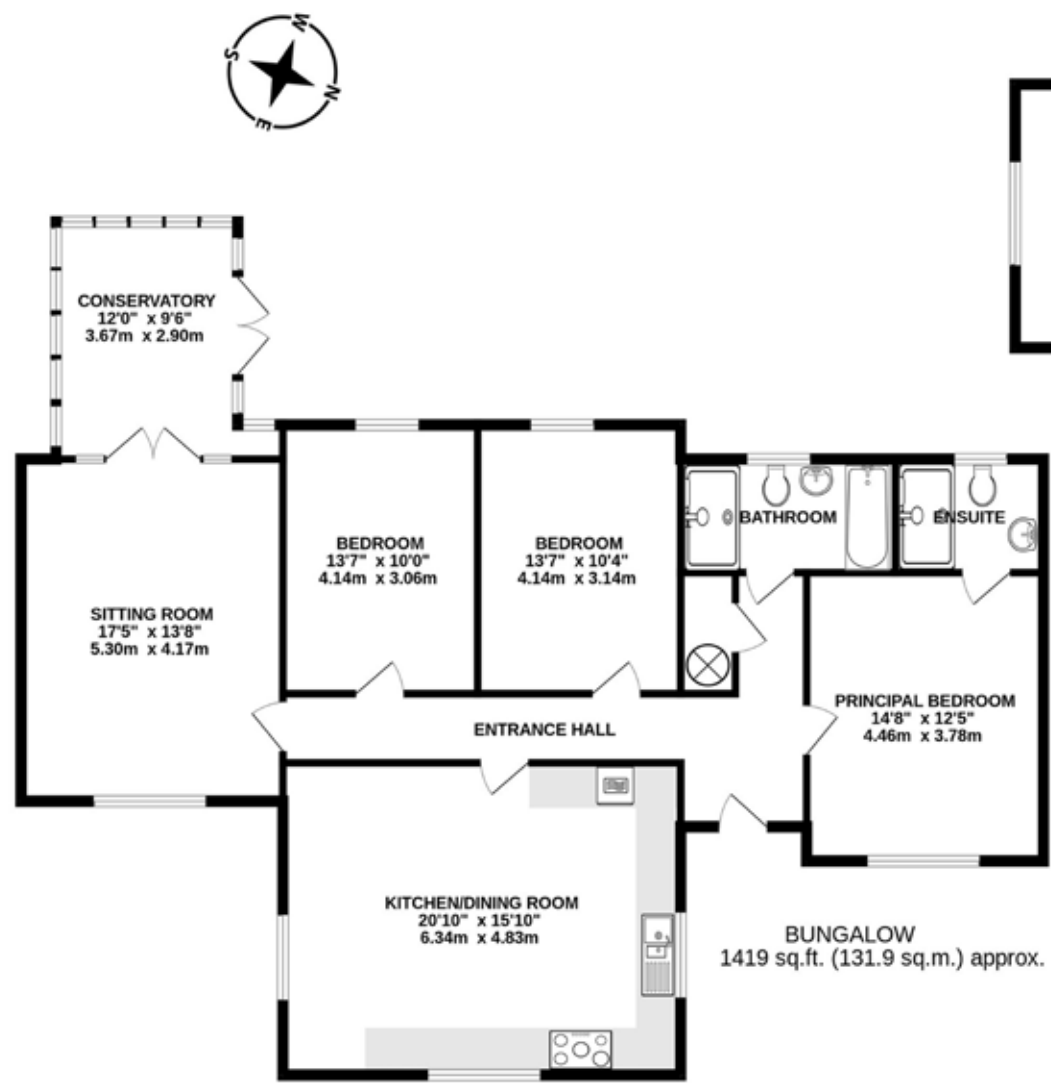
Broadband Available - vendors use SKY

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Breckland District Council - Council Tax Band C

Freehold



OUTBUILDINGS
572 sq.ft. (53.1 sq.m.) approx.

TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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BUNGALOW
1419 sq.ft. (131.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		92
(81-93)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epecs.co.uk			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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