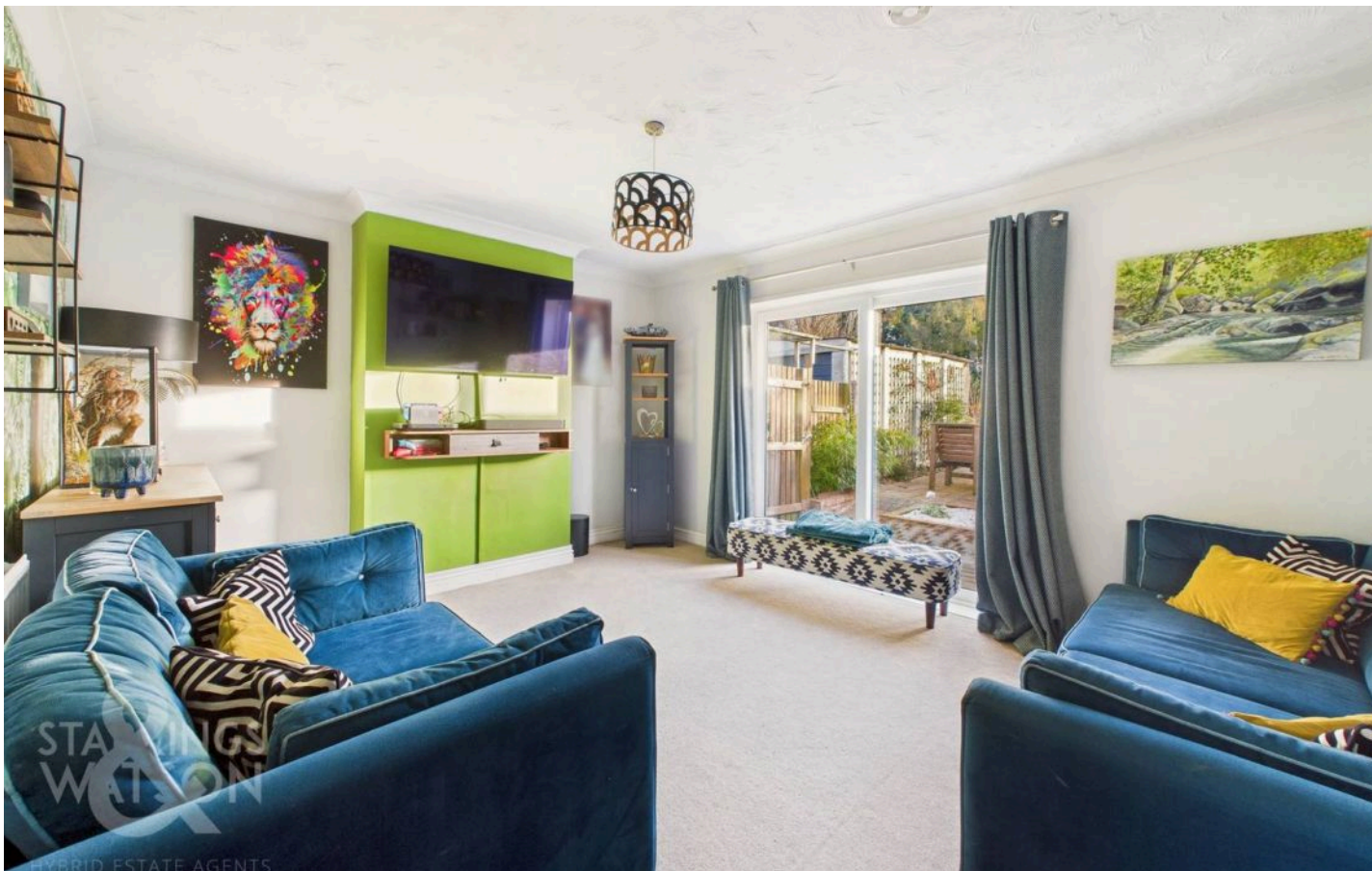




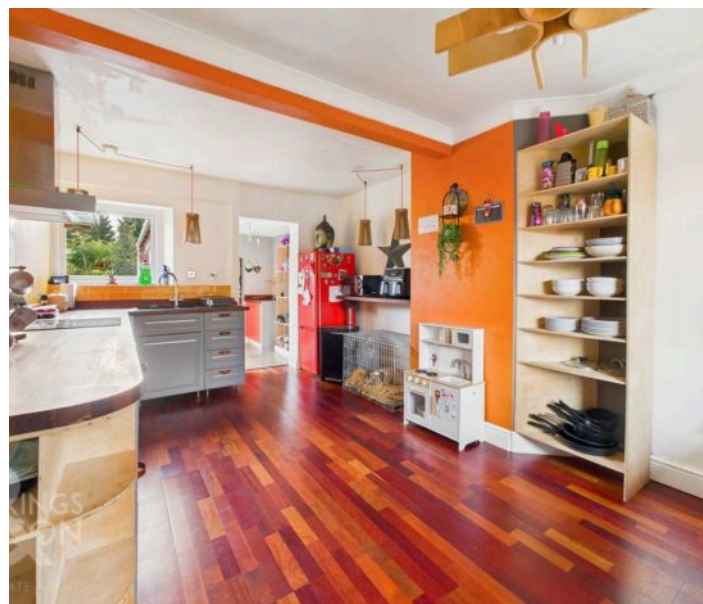
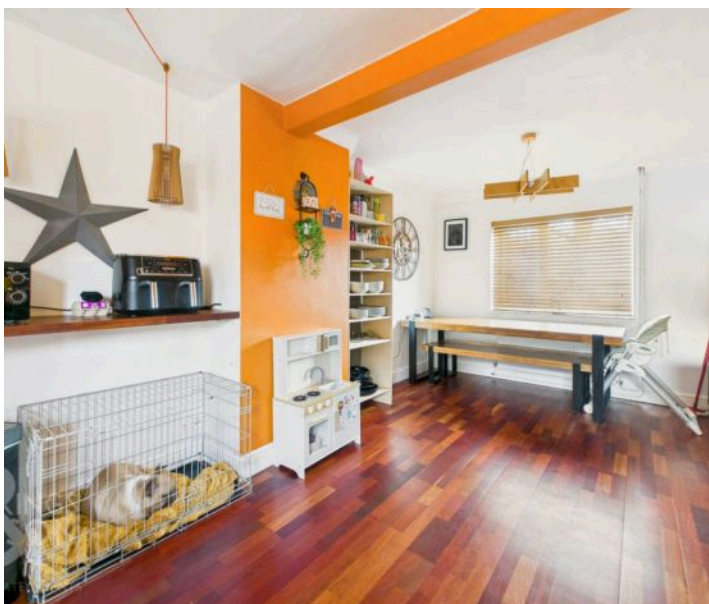
The Street, Ashwellthorpe - NR16 1AA



The Street

Ashwellthorpe, Norwich

Offering a picturesque positioning backing onto ROLLING FIELDS and within close proximity to the market town of Wymondham, this SEMI-DETACHED HOUSE has been lovingly UPDATED and IMPROVED, with a spacious and versatile layout perfect for couples and families. Step inside to the spacious HALLWAY ENTRANCE, a perfect meet and greet space, with stairs rising and useful INTEGRATED STORAGE. From here, doors open to the main living spaces, including the 14' SITTING ROOM, offering a light and bright feel boasting FRENCH DOORS opening to the garden. Adjacent, the 17' OPEN PLAN KITCHEN/ DINING ROOM enjoys a generous DUAL ASPECT with a high specification kitchen including INTEGRATED APPLIANCES, serviced by two UTILITY ROOMS. The three piece FAMILY BATHROOM completes the ground floor, with a shower over the bath.



Heading upstairs, doors open to THREE BEDROOMS, finished with a three piece SHOWER ROOM. Heading outside, expansive DRIVEWAY PARKING can be found for multiple vehicles, leading to the detached GARAGE. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN backs onto fields and enjoys a SOUTH FACING ASPECT.

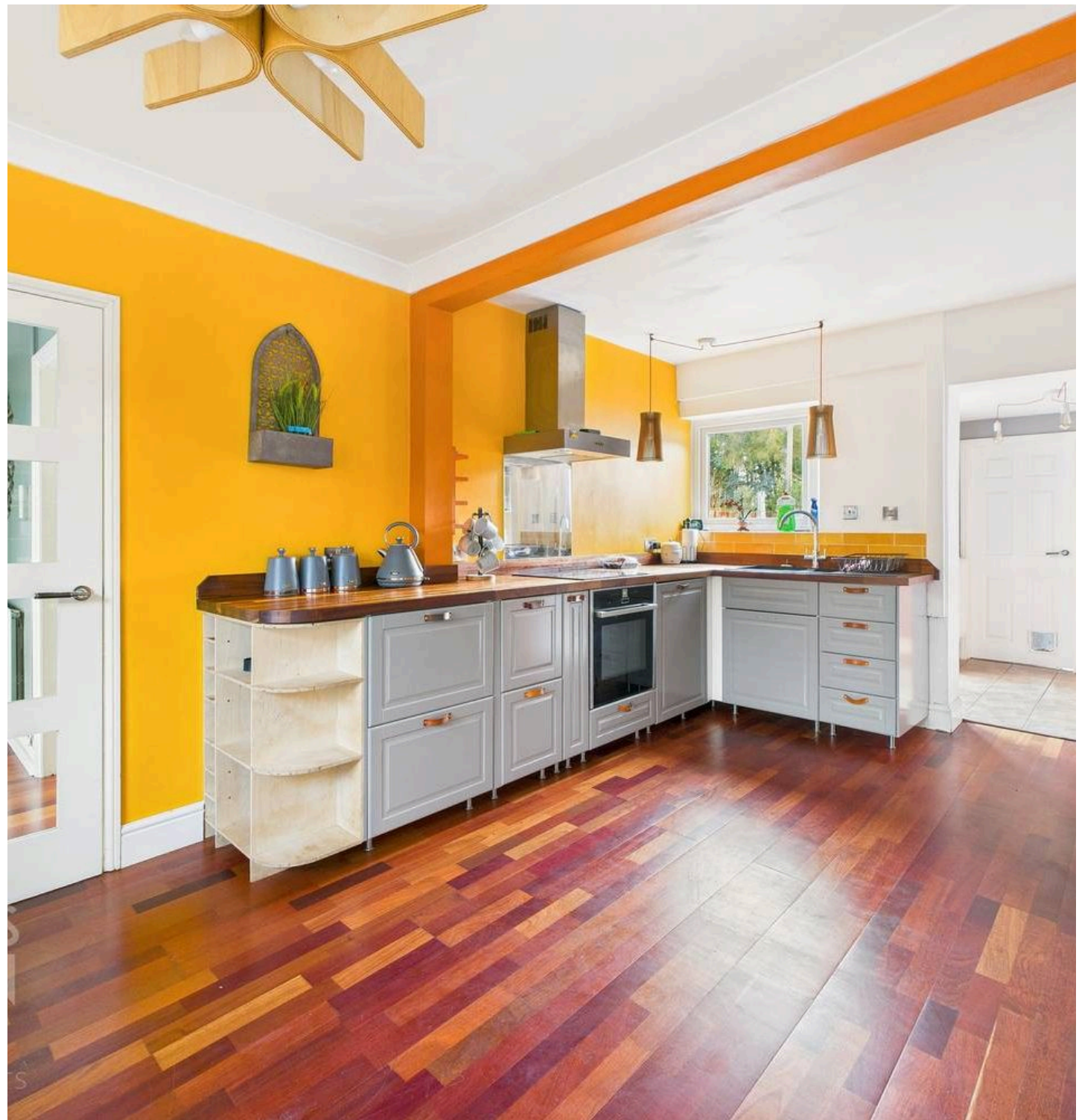
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached House
- 14' Sitting Room
- 17' Dual Aspect Kitchen/ Dining Room
- Two Adjacent Utility Rooms
- Three Bedrooms
- Ground Floor Family Bathroom & Shower Room
- Driveway Parking & Garage
- Private & Enclosed South Facing Garden

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.

SETTING THE SCENE

Set back from the road, the property is fronted by an expansive shingle driveway providing ample parking and leading to the garage. The low maintenance frontage features a neat lawn bordered by a selection of shrubs and plantings, with the main entrance conveniently located at the front beneath an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance features stairs rising to the first floor and a convenient integrated storage cupboard, ideal for coats and shoes with engineered oak flooring running underfoot. The first door opens into the 14' sitting room, which features carpeted flooring underfoot and sliding French doors that lead to the garden, ensuring the room is well lit and allowing for a variety of soft furnishing layouts. To the right of the hallway, the impressive 17' dual aspect kitchen and dining room features continued engineered oak flooring for ease of maintenance. This high specification space is completed with solid oak worktops and integrated appliances, including an oven and inset electric hob with an extractor above, while still providing ample room for formal dining. Extending from the kitchen, tandem utility rooms provide excellent practical space with tiled flooring. The first utility area includes base storage and an additional inset sink with a mixer tap, with French doors offering easy access to the garden.

The second utility space provides plumbing for a washing machine and tumble dryer, leading through to a three piece family bathroom equipped with a shower over the bath and a wall mounted heated towel rail.

Ascending the stairs to the carpeted first floor landing, you will find loft access above and a useful airing cupboard. The main bedroom enjoys a rear facing aspect with far reaching field views, offering space for a double bed and integrated wardrobe storage. Across the landing, the second double bedroom features carpeted flooring and uPVC double glazed windows, while the third room is ideal as a single bedroom or home office/ study. Completing the first floor accommodation is a refitted three piece shower room, featuring a glass enclosed double shower cubicle, vanity storage below the sink, and a further wall mounted heated towel rail.

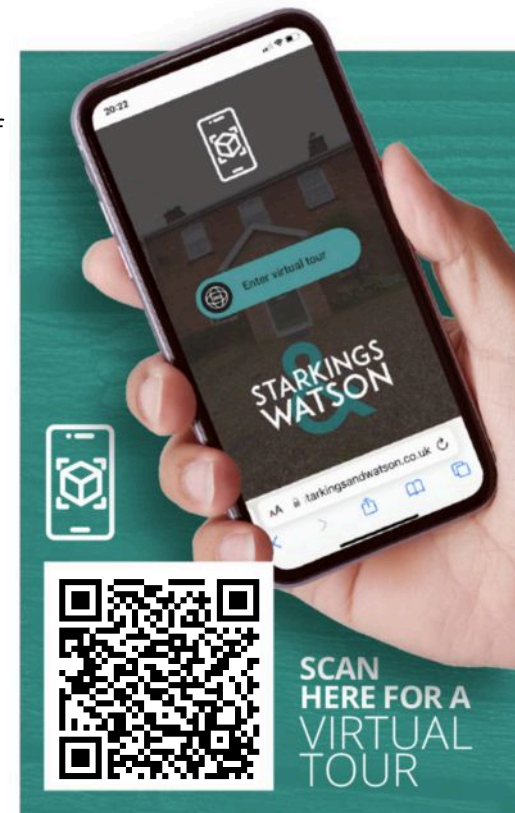
FIND US

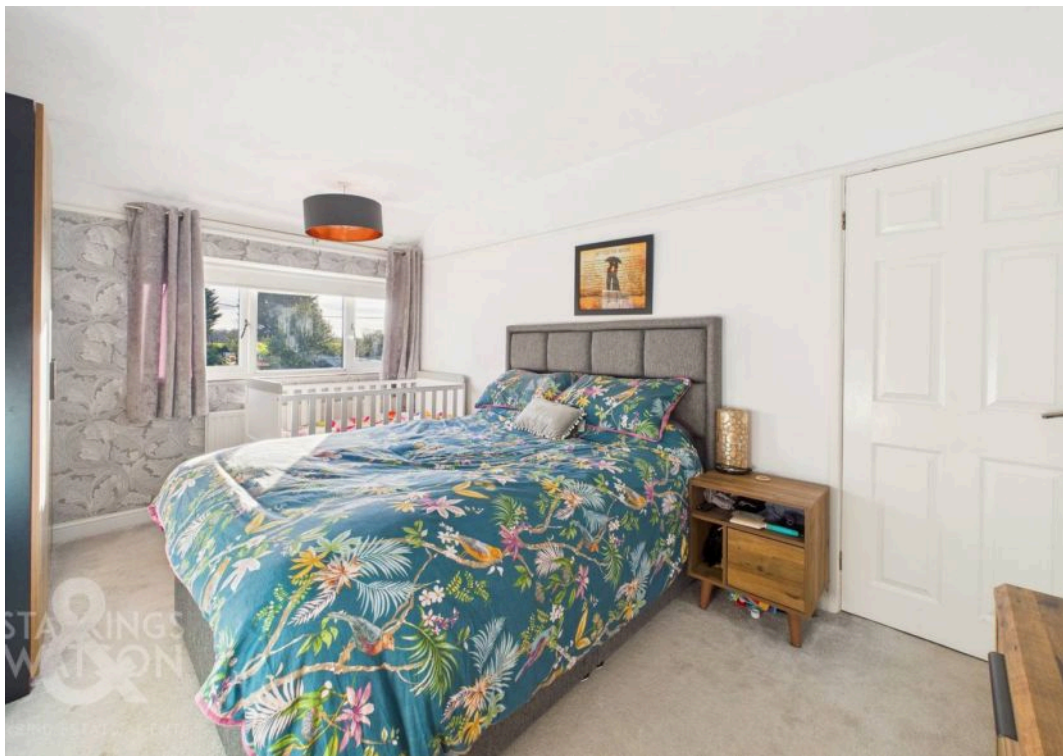
Postcode : NR16 1AA

What3Words : ///shirts.reverses.fame

VIRTUAL TOUR

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



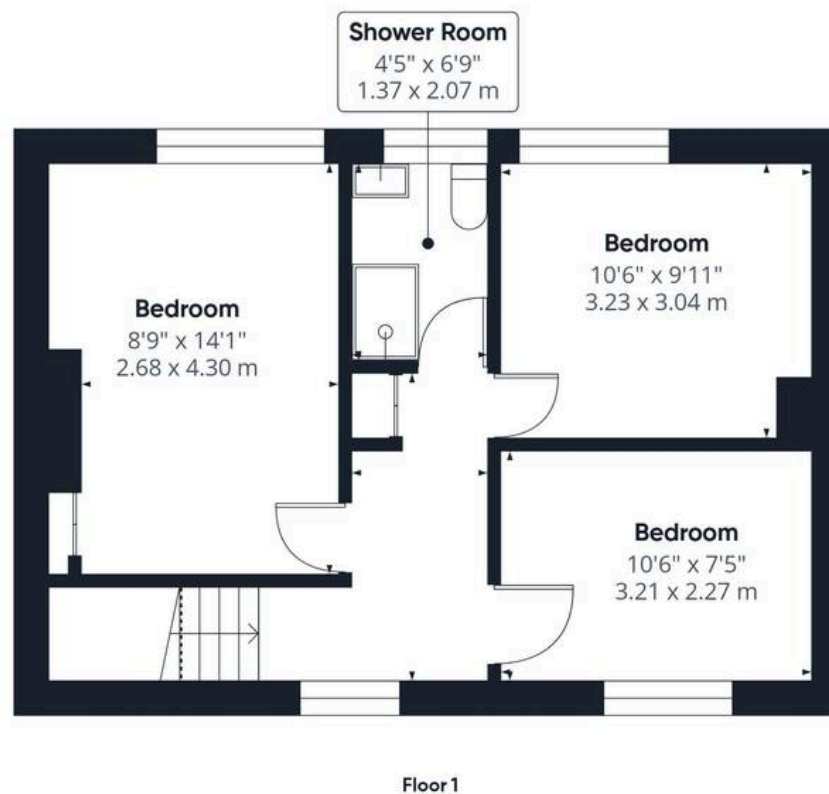
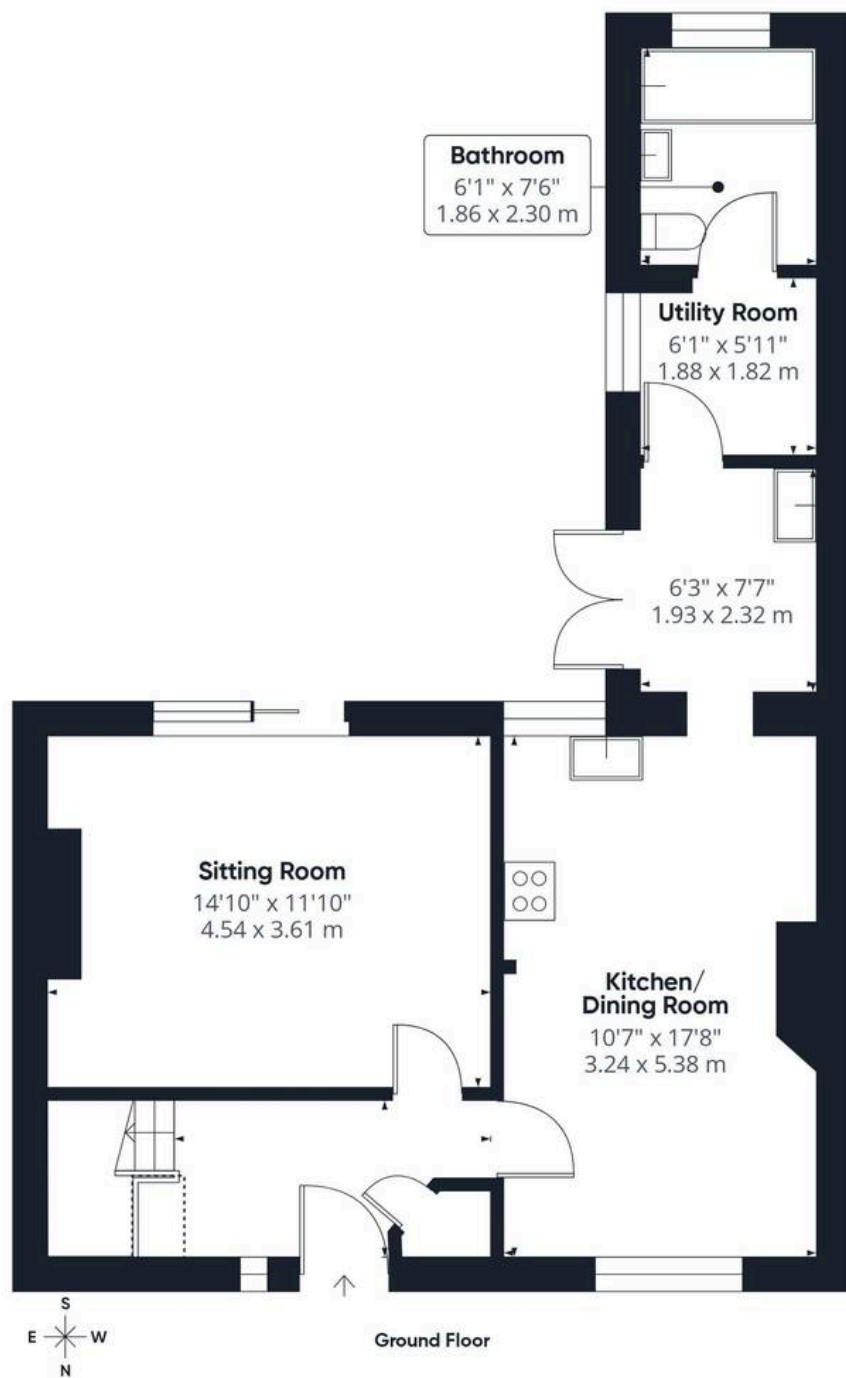




THE GREAT OUTDOORS

Stepping outside, the private garden is fully enclosed with timber panel fencing and enjoys a highly desirable south facing aspect with a private, tree lined rear backdrop. The space initially opens to a wooden decking pathway that leads to a side latch and brace wooden gate, providing convenient access to the driveway. A couple of shallow steps lead up to a raised flagstone patio, offering the perfect elevated spot for outdoor furniture and summer entertaining. Beyond the patio, the garden is predominantly laid to a well maintained lawn, framed by borders featuring a range of shrubs and plantings, and completed by a useful timber storage shed.





Approximate total area⁽¹⁾

972 ft²
90.4 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.