



Mill Road, Ashby St. Mary - NR14 7BN

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HYBRID ESTATE AGENTS



## Mill Road

Ashby St. Mary, Norwich

Guide Price £325,000-£350,000. NO CHAIN. This 1232 Sq. ft (stms), DETACHED CHALET-STYLE HOME presents an exceptional opportunity for those seeking FLEXIBLE ACCOMMODATION in a well-connected VILLAGE SETTING. The property is ideally located within WALKING DISTANCE of the local VILLAGE SCHOOL, the A146 for convenient BUS CONNECTIONS, and the welcoming VILLAGE PUB. The spacious 24' SITTING/DINING ROOM provides a versatile LIVNG SPACE with DUAL ASPECT VIEWS, perfect for both relaxing and entertaining. The KITCHEN/BREAKFAST ROOM is complemented by a separate UTILITY ROOM, offering additional practicality for busy family life. Arranged over two floors, the home features THREE WELL-PROPORTIONED BEDROOMS, ensuring ample space for family members or guests, with a GROUND and FIRST FLOOR SHOWER ROOM. A shingle driveway and carport provide generous OFF-ROAD PARKING, while the layout of the home allows for easy flow between living spaces and access to the outdoors. Various WORKS have been completed including a 2022 installed GAS FIRED CENTRAL HEATING BOILER, NEW ELECTRIC FUSE BOX and electrical inspection. The property is set within WRAP-AROUND GARDENS to the front, side, and rear, offering a true sense of PRIVACY and outdoor enjoyment. The rear garden is landscaped, featuring both lawn and paved areas, ideal for alfresco dining or children's play.



STORAGE needs are well catered for with a large timber shed and a greenhouse, perfect for gardening enthusiasts. A covered seating area enjoys a bright and sunny outlook, making it an inviting spot for morning coffee or evening relaxation. The adjacent carport provides further parking and holds potential for future development, subject to the necessary planning permissions.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain!
- 1232 Sq. ft (stms) Detached Chalet Style Home
- Walking Distance to Village School, A146 for Bus Connections & Village Pub
- Kitchen & Separate Utility Room
- 24' Sitting/Dining Room
- Three Bedrooms Over Two Floors
- Carport & Shingle Driveway
- Wrap Around Gardens to Front, Side & Rear

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.



## SETTING THE SCENE

The shingle driveway offers off road parking and turning space, enclosed within brick wall front boundaries, whilst a large lawned frontage sets the property back from the road. Under cover parking can be found in the carport, with an open access to the rear garden, with a paved entrance taking you to the main front door.

## THE GRAND TOUR

Once inside, a long hall entrance is finished with fitted carpet, with a useful built-in storage cupboard and doors leading off to the ground floor bedroom and living accommodation. The main sitting/dining room sits to your left hand side, with dual aspect views via three front and side facing windows, with fitted carpet underfoot and ample space for soft furnishings and a dining table. The kitchen sits beyond with a fitted range of wall and base level units, with space for an electric cooker. Tiled splash-backs run around the work surface, along with space for a fridge freezer. A side facing window offers natural light with a storage recess housing the 2022 installed wall mounted gas fired central heating boiler, space for a dining table and a door taking you to the utility room beyond - with further storage space and room for general white goods including a washing machine, dishwasher and tumble dryer. Ample storage can be found with windows to the side and rear, and a door taking you to the rear garden. The ground floor shower room is a spacious room with a three piece suite including a thermostatically controlled shower within the shower cubicle, tiled walls, vinyl flooring and heated towel rail. Two ground floor bedrooms are both finished with fitted carpet and double glazing, with the front facing bedroom including a range of bespoke built-in bedroom furniture.

An inner hallway leads to the stairs to the first floor landing, with a further built-in storage cupboard, with the landing itself being finished with fitted carpet and a loft access hatch above. A door leads off to a first floor bedroom with fitted carpet, window to front, and eaves storage access. The first floor shower room acts as an ensuite with a three piece suite including a walk-in shower cubicle, tiled splash-backs, and further eaves storage space.

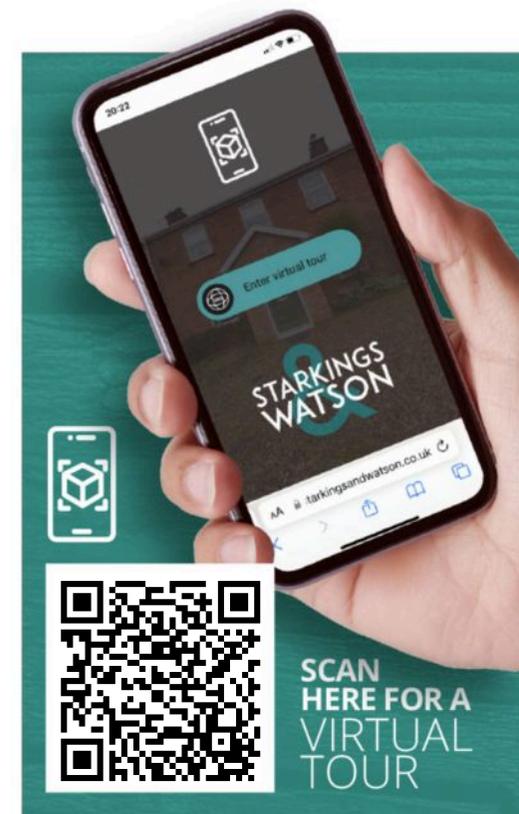
## FIND US

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## VIRTUAL TOUR

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



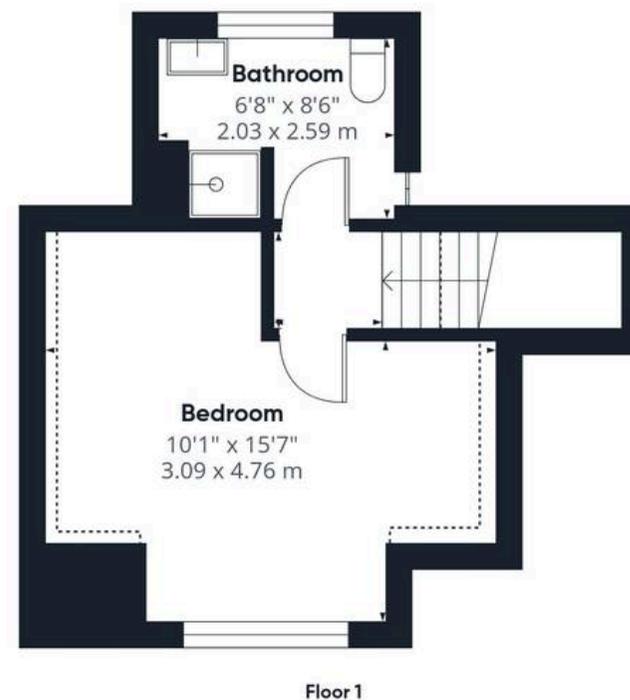
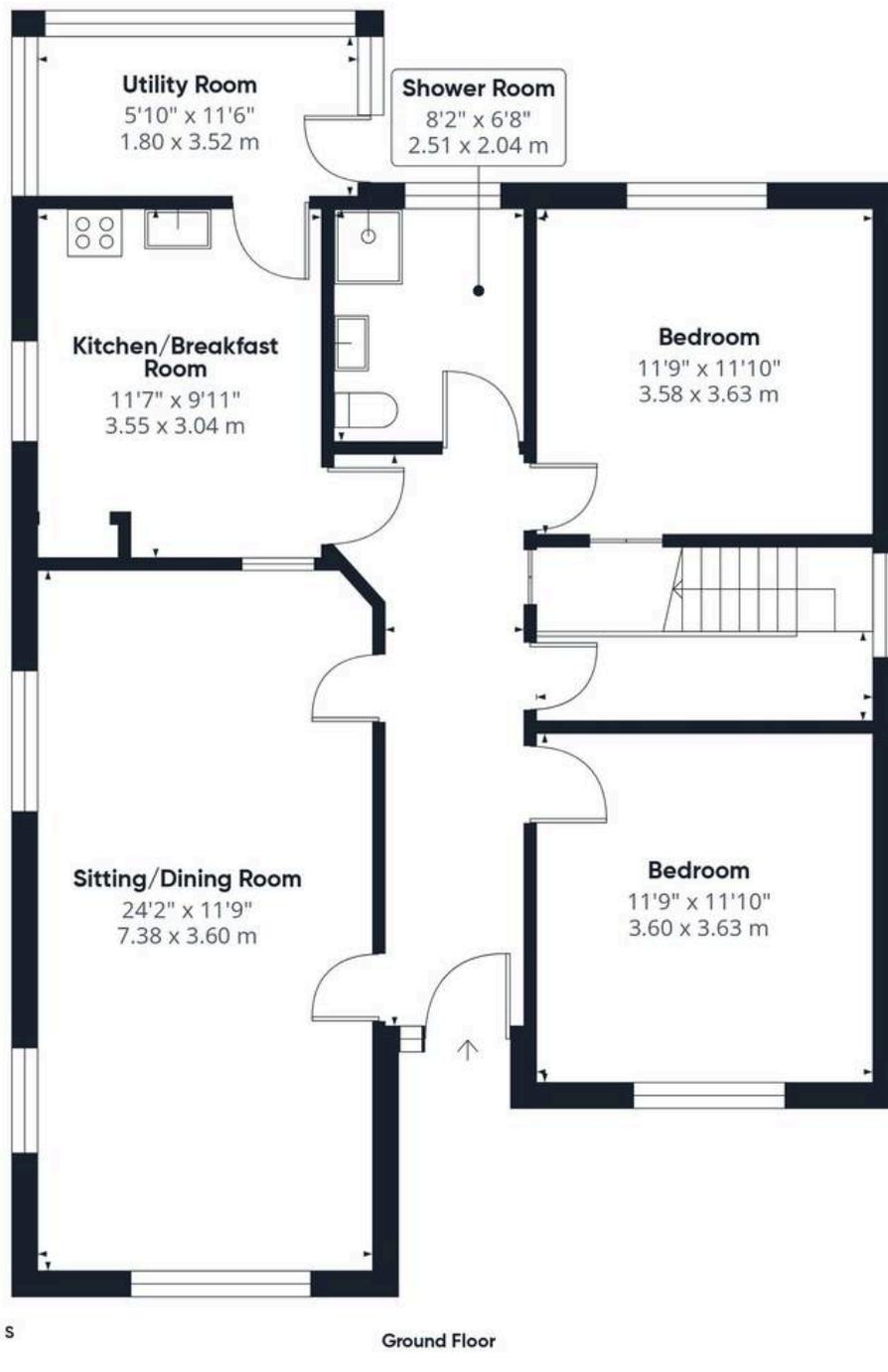




## THE GREAT OUTDOORS

The rear garden wraps around the property with an area of lawn and paving, with storage provided within a large timber shed and further greenhouse. A covered seating area enjoys a bright and sunny outlook with the adjacent carport offering further parking or development potential (stp). The front gardens remain fully usable and wraps around to the side, with potential to enclose the space if required.





**Approximate total area<sup>(1)</sup>**

1232 ft<sup>2</sup>  
114.5 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.