



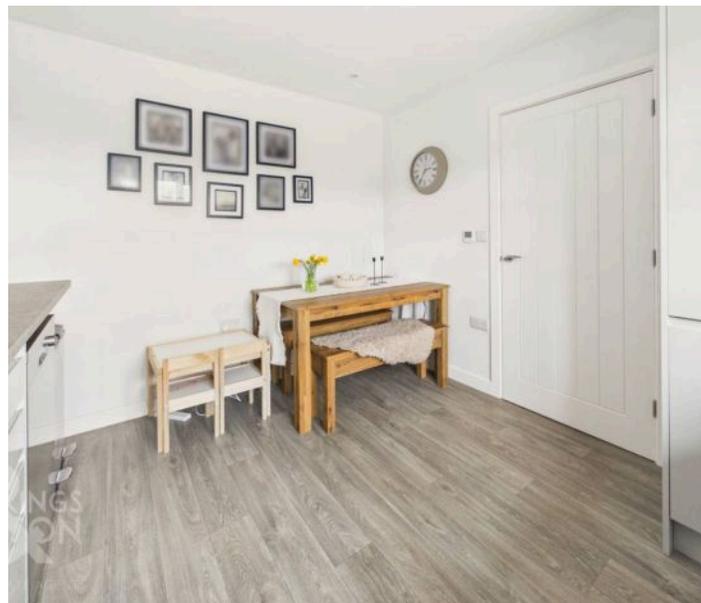
The Street, Ashwellthorpe - NR16 1EZ



## The Street

Ashwellthorpe, Norwich

Being built in 2021, this SEMI-DETACHED HOME boasts modern convenience with countryside living where the home backs onto and enjoys completely uninterrupted views over the farmed fields to the rear. With a new air source heat pump and UNDERFLOOR HEATING on the ground floor the home boasts a fitted kitchen offering INTEGRATED APPLIANCES and extended work surfaces while a large and open sitting room looks through French doors and over the FULLY ENCLOSED REAR GARDEN onto the stunning scenery behind the home. The first floor landing gives access to THREE BEDROOMS each having use of the THREE PIECE FAMILY BATHROOM and GROUND FLOOR WC while OFF ROAD PARKING to the front of the home comes in the form of a brick weave driveway with a separate shingle and woodchip planted area giving potential to grow the parking spaces if required. While the home exudes country living it remains well connected with the centre of Wymondham with its mainline train service, excellent schooling and historic town centre being no more than ten minutes drive away.



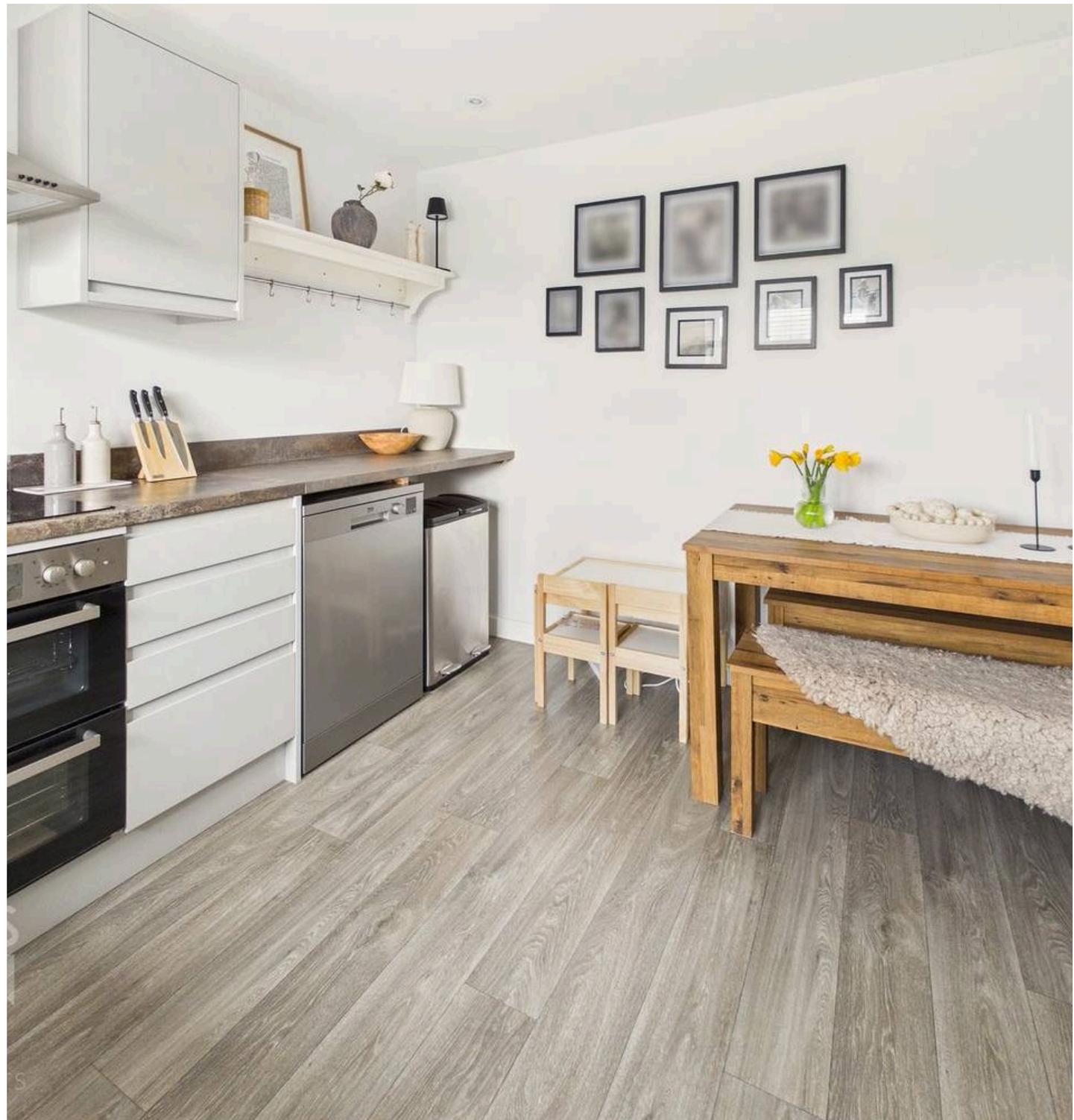
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House Built In 2022
- Flawless Modern Finish With Inviting Décor
- Stunning Views Across Farmed Fields From The Open Sitting Room
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Family Bathroom & Ground Floor WC
- Private Rear Garden
- Brick Weave Driveway With Potential To Extend Parking If Required

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

The property is set back from the street sitting opposite a close giving privacy to the front of the property. A brick weave driveway currently offers parking for multiple vehicles, whilst further parking could be on offer where currently a shingle bedding and wood chip space each sit behind a dropped kerb giving the further parking potential however, currently adding vibrancy to the front of the home.

## THE GRAND TOUR

Once inside, the central hallway grants access to all accommodation on the ground floor as well as stairs for the first floor and neatly decorated ground floor WC complete with vanity storage. To your left the kitchen and dining room opens up to reveal a mixture of high gloss wall and base mounted storage units which in turn offer integrated appliances to include a fridge, freezer, washing machine, oven and hob with extraction above where the owners have extended the worktop space and have a dining table situated in the open flooring. To the rear of the home the property opens up in the form of a stunning sitting room where courtesy of the underfloor heating, a potential choice of layouts could be had within the space due to the lack of wall mounted radiators where the owners have fitted decorative panelling to add texture to the wall with near floor to ceiling uPVC double glazed French doors and windows fully enhancing the views over the farmed fields to the rear of the home.

The first floor landing splits to grant access into each of the three bedrooms within the home with the three piece bathroom suite also coming to the front of the property complete with vanity storage and shower head mounted over the bath and a predominantly tile surround. The first of the double bedrooms sits just next door to this with views over the close retaining its privacy and all carpeted flooring partnered with an attractive finish whilst the largest of the bedrooms backs onto this overlooking the idyllic views at the rear of the property with more than enough space for a double bed with further soft furnishings and storage solutions. A versatile third bedroom sits just next door to this - currently used as a dressing room, the space could potentially accommodate a double bed or to become a larger single bedroom or nursery if required.

## FIND US

Postcode : NR16 1EZ

What3Words : ///sour.brilliant.nets

## VIRTUAL TOUR

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



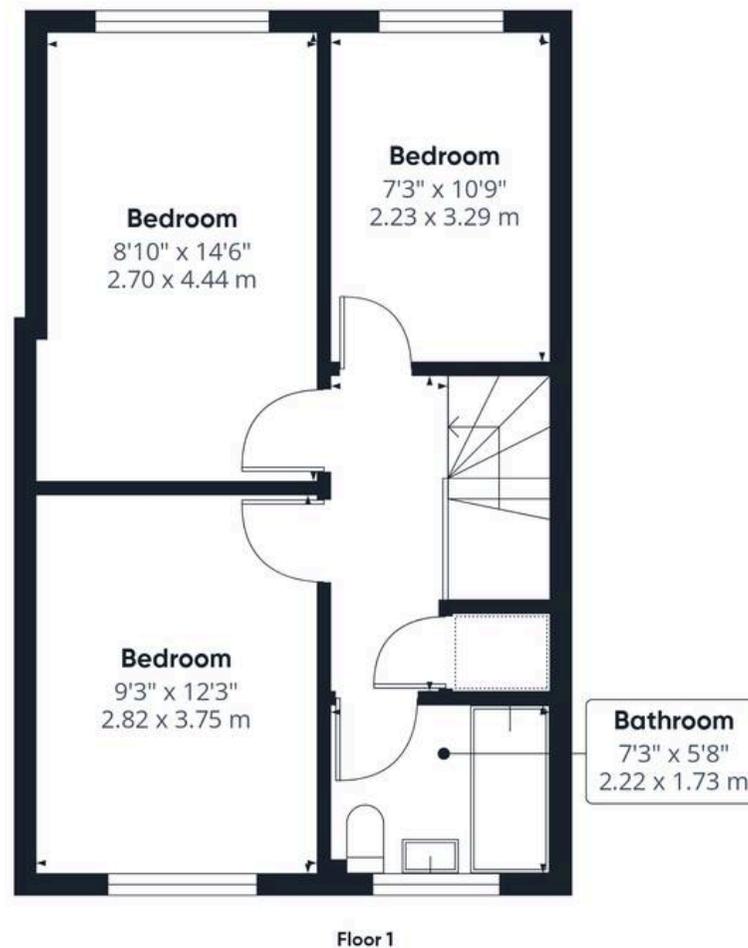




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing with low level fencing chosen at the rear of the home to encapsulate the tranquilly that the property backs onto. A flagstone patio space creates the ideal area to sit and enjoy the warm months with a further smaller timber decked seating area in the very rear of the garden perfectly positioned for a warm summer's evening sunset.





**Approximate total area<sup>(1)</sup>**  
848 ft<sup>2</sup>  
78.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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