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Church Road, Aslacton, Norwich, NR15 2JH
Guide Price £270,000 - £280,000



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

A spacious four bedroom detached house occupying a lovely position within the attractive village of Aslacton lying just 4 miles from Long Stratton and 10 miles from Diss. Boasting extensive off-road parking, single garage and southerly facing rear gardens.



Key Features

- Linked detached house
- 1 Reception room
- 4 Bedrooms
- Utility room
- Conservatory
- Bathroom

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

The accommodation in brief comprises:

*** ENTRANCE PORCH * ENTRANCE HALL * SHOWER ROOM/WC * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * RECEPTION ROOM * CONSERVATORY * FOUR BEDROOMS * BATHROOM ***

Situation

The semi-rural village of Aslacton is situated within the beautiful south Norfolk countryside, lying only 12 miles or so south of Norwich and just 10 miles to the north of the historic market town of Diss, with an extensive range of amenities and facilities and with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich. There is also easy access to a good local range of amenities and facilities that can be found just 4 miles to the north east within the village of Long Stratton lying on the A140. For those looking for an idyllic rural but yet not isolated setting the agent strongly recommends viewing from the onset to avoid disappointment.

Description

The property comprises of a spacious four bedroom detached house of traditional brick and block cavity wall insulation and having had the benefit of replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators (there has also further been the installation of solar panels). Over the years the property has been well maintained and offers a great deal of versatile living space within, whilst being well suited towards family orientated buyers. At ground floor level the accommodation is well laid out with a large L shaped reception room positioned towards the rear of the property and serves access to the rear southerly facing conservatory extension, the kitchen/breakfast room also enjoys from being positioned to the rear of the property and having delightful views over the rear gardens, in turn giving access to the utility room and thereon integrated garage which if required could be converted into further living accommodation (subject to any of the necessary consents). At first floor level there are four well-proportioned bedrooms, (the principle larger bedrooms are found towards the rear of the property) and family bathroom which in more recent years has been upgraded.

Externally

Externally the property is approached off Church Road upon a hard standing driveway with plenty of off-road car parking space leading up to the house and attached garage, (garage 5.87m x 2.91m, (19' 3" x 9' 6"), with electric roller door to front, personal door to rear giving internal access to the utility room, power/light connected and with two Velux windows). The gardens to the front are enclosed by conifer hedging with an area of lawn and inter planted with specimen trees and bushes. To the rear there is side access via a hand gate and brick weave pathway giving access to the main gardens, which are enclosed by close border panel fencing and predominately laid to lawn with a variety of well planted shrubs and flower borders. To the rear there is a brick built outbuilding which measures (4.42m x 2.62m) (14'6" x 8'7") and provides good storage space. The gardens offer a good deal of privacy and charm within and greatly enjoy a southerly aspect. Small decked area and awning.



The rooms are as follows:

ENTRANCE PORCH: (1.97m x 3.65m) (6' 5" x 12") Upon a brick base with upvc double glazed windows to front. A second upvc double glazed door serves access to the entrance hall. Space for shoes, coats etc.

ENTRANCE HALL: (2.40m x 3.01m) (7' 10" x 9' 10") A pleasing first impression one is entered into a large entrance hall flooded by a good deal of natural light. The entrance hall provides access to reception room, kitchen and cloakroom/wc. Stairs rising to first floor level with deep understairs storage to side and separate storage between kitchen and wc.

SHOWER ROOM/WC: (1.47m x 1.44m measurements not including built-in shower cubicle) (4' 9" x 4' 8"). Frosted window to front. Comprising of low level wc, wash hand basin and heated towel rail. Fully tiled. Built-in shower cubicle to side.

KITCHEN/BREAKFAST ROOM: (3.36m x 3.13m) (11' x 10' 3") Found to the rear of the property enjoying views over the rear southerly facing gardens. The kitchen provides an excellent range of wall and floor unit cupboard space with further space for integrated appliances. A secondary door serves access to the utility room.

UTILITY ROOM: (2.91m x 2.02m) (9' 6" x 6' 7") Also found to the rear of the property having an external door giving access to the rear gardens. Secondary door serves internal access to the garage. Space and plumbing for automatic washing machine and tumble dryer. Housing the oil fired central heating boiler.

RECEPTION ROOM: L shaped in size and separated into two areas. Dining area (2.98m x 2.50m) (9' 9" x 8' 2") found to the rear of the property. Having good space for a six or eight seater dining table. Leading through to the lounge area. Lounge area (5.73m x 3.32m) (18' 9" x 10' 10") In essence a double aspect room with views to the front and rear of the property. The main focal point of the room being the brick built fireplace and tiled hearth. Sliding upvc double glazed doors serve access to the rear conservatory extension. Separate air conditioning/heating wall mounted unit.

CONSERVATORY: (2.75m x 2.77m) (9' x 9' 1") A upvc double glazed conservatory extension upon a brick base. Enjoying a southerly aspect and having French double doors opening onto the rear patio area and gardens beyond.

LANDING: (2.16m x 1.78m) (7' 1" x 5' 10") (including built-in airing cupboard to side). Further access to part boarded loft above with drop down ladder. Window to front. Giving access to the four bedrooms and family bathroom.

BEDROOM ONE: (3.77m x 3.39m) (12' 4" x 11' 1") Found to the rear of the property and being a large size double bedroom serving well as the master bedroom.

BEDROOM TWO: (2.63m x 3.33m) (8' 7" x 10' 11") Another good size double bedroom found to the front of the property.

BEDROOM THREE: (2.23m x 3.77m) (7' 3" x 12' 4") Also found to the front of the property and being a double bed size room.

BEDROOM FOUR: (3.02m (maximum measurements) x 2.64m) (9' 10" x 8' 7") Found to the rear of the property enjoying elevated views over the rear gardens and open land beyond.

BATHROOM: (2.27m x 1.77m) (7' 5" x 5' 9") With frosted window to rear and comprising of a bath with shower over, low level wc and wash hand basin. Part tiled walls.

VIEWING: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Long Stratton office on 01508 531331. OUR REF: L0448.

DIRECTIONS: From our Long Stratton office proceed south along the A140, and on reaching the traffic lights turn right onto Flowerpot Lane. Proceed along Flowerpot Lane and continue through the village of Wacton. Proceed out of Wacton keeping to the left of Hall Lane and then following the road right onto Market Lane. Proceed into the village of Great Moulton and on leaving the village turn right onto Carr Lane. Proceed along Carr Lane heading over the railway line and on coming onto the end of Carr Lane turn right onto Woodrow Lane, turn directly left onto Church Road. Proceed along Church Road after which the property will be found on your left hand side marked by the Estate Agents board and set behind conifer hedging.

**DISS OFFICE**

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LONGSTRATTON OFFICE

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