



The Street, Ashwellthorpe, Norwich, NR16 1HD

Guide Price £450,000

Having been SIGNIFICANTLY ENHANCED, UPGRADED and EXTENDED to a VERY HIGH SPECIFICATION, this spacious FOUR bedroom detached bungalow occupies a LARGE INDIVIDUAL PLOT IN THE REGION OF 0.33 ACRE (STS).

- Southerly facing rear gardens
- Large integral garage
- High specification
- En-suite to master bedroom
- No onward chain
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.



Property Description

SITUATION

Enjoying a pleasing position set well back off the road, the property is found upon a spacious individual plot within the attractive village of Ashwellthorpe, consisting of both similar, modern and also period properties surrounded by the idyllic rural countryside. Over the years Ashwellthorpe has proved to have been a popular and sought after location still retaining a strong and local community helped by way of having a public house, fine church and village hall. Further amenities and facilities can be found some four or so miles away within the historic market town of Wymondham and the fine city of Norwich is approximately 10 miles to the north. Both the neighbouring villages of Tacolneston and Wreningham provide local schooling.

DESCRIPTION

The property comprises of a four bedroom detached bungalow having been built in the 1980's of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with part colour washed rendered and brick elevations. Throughout, the property is presented in a most excellent decorative order having just been the subject of a significant refurbishment programme and much enhanced and upgraded to a very high specification. Internally there is a great deal of versatile living space in essence, with the accommodation being in the region of 1600 sq ft. The refurbishment has included the installation of replacement sealed unit upvc double glazed windows and doors. Heating is provided by an oil fired central heating boiler via new radiators.

EXTERNALLY

A long shingle driveway with a five bar gate gives access to the property and its attached single garage (attached to the property in question measuring 17' 8" x 11' 3" (5.40m x 3.45m) with up and over door to front, upvc double glazed door to rear, storage space within eaves and power/light connected). The front gardens are of a most generous size offering extensive off-road parking space. The gardens to the front and rear aspect having been recently landscaped with new turf leading up to the front boundaries which are enclosed by established hedging giving a good deal of privacy within. To the side aspect of the property there is access to the rear gardens which are again of a generous size being predominately laid to lawn and having a good deal of privacy/seclusion. The gardens have a southerly aspect enjoying all of the afternoon and evening sun whilst abutting the rear of the property is a paved patio area, creating an excellent space for alfresco dining.

The rooms are as follows

ENTRANCE HALL: 28' 1" x 4' 0" (8.57m x 1.23m) Access via a composite double glazed door to front, newly fitted oak internal doors giving access to the bedrooms, bathroom, reception rooms and kitchen.

RECEPTION ROOM ONE: 16' 5" x 17' 7" (5.01m x 5.37m) (maximum measurements) A bright and spacious double aspect room found to the front of the property and with French upvc double glazed doors giving external access to the rear. The focal point of the room is the feature fireplace with inset bio ethanol fire. Oak engineered wood flooring.

KITCHEN/DINER: 17' 11" x 16' 6" (5.47m x 5.05m) (maximum measurements including built-in utility room). Another double aspect room with views to the front of the property and direct access to the rear gardens via bi-folding doors. Oak engineered wood flooring. The kitchen area offers an extensive range of wall and floor unit cupboard space with solid oak work surfaces. Newly installed integrated appliances comprise

of a four ring electric touch hob with extractor above, double oven, fitted dishwasher and an American fridge/freezer.

Porcelain one and a half bowl sink with drainer and mixer tap.

UTILITY: 5' 6" x 6' 2" (1.69m x 1.88m) With window to the front aspect. Fitted to the same suite as the kitchen with solid oak work surfaces and porcelain sink with drainer and mixer tap. Space/plumbing below for automatic washing machine or tumble dryer.

BEDROOM ONE: 12' 1" x 13' 2" (3.69m x 4.03m) A particularly large master bedroom having the luxury of en-suite facilities.

EN-SUITE: 6' 8" x 7' 9" (2.04m x 2.38m) Finished to a high specification comprising of a large corner tiled shower cubicle with double headed shower, wash hand basin with storage unit below, low level wc, heated towel rail and fully tiled. Rear aspect frosted window.

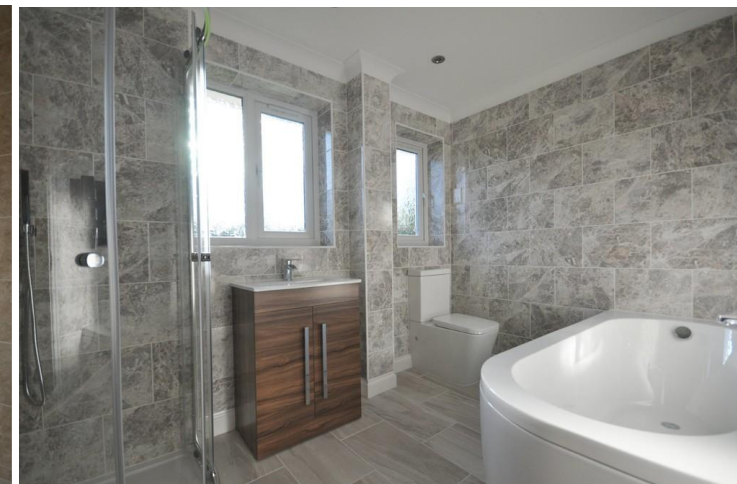
BEDROOM TWO: 10' 4" x 13' 2" (3.16m x 4.03m) With window to the side aspect and being a generous double bedroom.

BEDROOM THREE: 8' 2" x 11' 10" (2.49m x 3.61m) With window to the rear aspect and built-in airing cupboard to side. Although the smaller of the four bedrooms, still able to cater for a double bed or could be used as a study/office.

BEDROOM FOUR/RECEPTION ROOM TWO: 17' 8" x 11' 10" (5.40m x 3.61m) Another double aspect room flooded by plenty of natural light and being of a generous size lending itself for a number of different uses.

BATHROOM: 6' 7" x 9' 4" (2.03m x 2.86m) With frosted windows to the rear aspect comprising of a high specification matching suite with corner tiled shower cubicle and double headed shower, bath to side, low level wc, wash hand basin with storage unit below, heated towel rail and fully tiled.

OUR REF: L0613



Viewing Arrangements

Strictly by appointment

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Agents Note: 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.



TOTAL APPROX. FLOOR AREA 1679 SQ.FT. (156.0 SQ.M.)
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