



Warman Way | Ashwellthorpe | NR16 1FF  
Price Guide £550,000

twgaze



# Warman Way | Ashwellthorpe | NR16 1FF Price Guide £550,000

A luxury five bedroom detached house on an exclusive small development

- Five Bedroom Detached
- Air Source Heat Pump
- Landscaped gardens
- Popular Village location
- Main bedroom with en suite shower room and dressing room
- Immaculately presented
- Double garage
- Small exclusive development
- Lounge with Wood burner
- Kitchen/dining room and separate utility boot room

## Full Description

### The Location

Ashwellthorpe; a small village just 4 miles to the east of Wymondham and around 11 miles south of Norwich. The well served market town of Wymondham offers a range of restaurants, cafes, and shopping facilities. The area also benefits from excellent schooling. The village has a playgroup Bramble Bears at the old Village Hall which has seen three generations of children over the last 55 years and children from there often go to the nearby primary school in Wreningham. There is also Wymondham High and the 'outstanding' Ofsted rated Fornsett St Peter Primary and Wymondham College close by. There are various transport links to Norwich, Cambridge, and London direct via the A11 and train stations at Wymondham, Diss and Attleborough. Ashwellthorpe recently opened a new Community Centre, Thorpe Hall, which is a five-minute walk away. It boasts a sports hall and reception rooms and kitchen. Outside there are tennis courts and a playground for small children and plenty of space to run around. The village also offers the Lower Wood-Norfolk Wildlife Trust Reserve, which is perfect for walkers and nature lovers.







## The Property

Located in a small, prestigious development within the sought-after village of Ashwellthope, This immaculately presented executive detached beautifully presented five-bedroom detached home offers a perfect blend of modern living and classic charm. The property welcomes you with an elegant entrance hall, featuring sweeping stairs leading to the first floor. The ground floor, layed with Porcelanosa Wood Effect Flooring, offers a convenient w.c, a versatile home office/study, a spacious kitchen/diner accompanied by Marble Quartz worktops, and a spacious lounge with floor-to-ceiling windows that flood the room with natural light, complemented by a cozy wood burner for those chilly evenings.

At the heart of the home lies a stylish, modern country kitchen with built-in appliances, seamlessly connected to a generous dining area and French doors that open into the rear garden, ideal for outdoor entertaining. The property further benefits from a practical boot room/utility room accompanied by Porcelanosa Tiles and RAK sanitaryware, that leads to the double garage, providing additional storage and convenience.

On the first floor, you'll find five well-proportioned bedrooms, with the luxurious master suite featuring a separate dressing room and ensuite shower room. Bedroom two also benefits from a built-in wardrobe and ensuite . While a family bathroom serves the remaining three bedrooms. All bathrooms and ensuites within the property, are accompanied by Porcelanosa Tiles and RAK sanitaryware, giving them an opulent finish throughout.

This executive home is perfect for family living, offering spacious accommodation and a high-quality finish throughout. An early viewing is highly recommended to fully appreciate all that this stunning property has to offer.

## The Outside

This well-presented property benefits from off-road parking with two spaces situated to the front, conveniently located in front of the garage. To the rear, you'll find a private, well-maintained lawned garden, offering a peaceful retreat. A spacious patio stretches the full width of the property, perfect for outdoor entertaining or relaxing. The garden also features raised planter beds, ideal for gardening enthusiasts looking to cultivate their own plants.

## Services

Electric heating via air Source heat pump, Underfloor heating to downstairs, mains electric, mains water and drainage

How to get there - What3words:

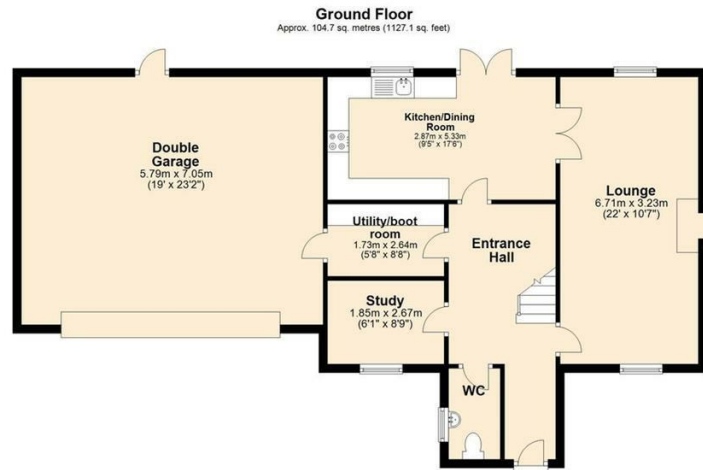
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Viewing

Strictly by appointment

Council Tax Band : F





Total area: approx. 195.7 sq. metres (2106.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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