



Warman Way | Ashwellthorpe | NR16 1FF
Offers Over £535,000

twgaze

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A luxury five bedroom detached house on an exclusive small development.

Council Tax Band: F
EPC: B

- 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

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. There are various transport links to Norwich, Cambridge, and London direct via the A11 and train stations at Wymondham, Diss and Attleborough. The village also offers the Lower Wood-Norfolk Wildlife Trust Reserve, which is perfect for walkers and nature lovers.

The Property





This immaculately presented executive detached home offers a perfect blend of modern living and classic charm. Welcoming 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 with Porcelanosa Tiles and RAK sanitaryware, that leads to the double garage.

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. A family bathroom serves the remaining three bedrooms. All bathrooms and ensuites within the property, have 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

There is 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.

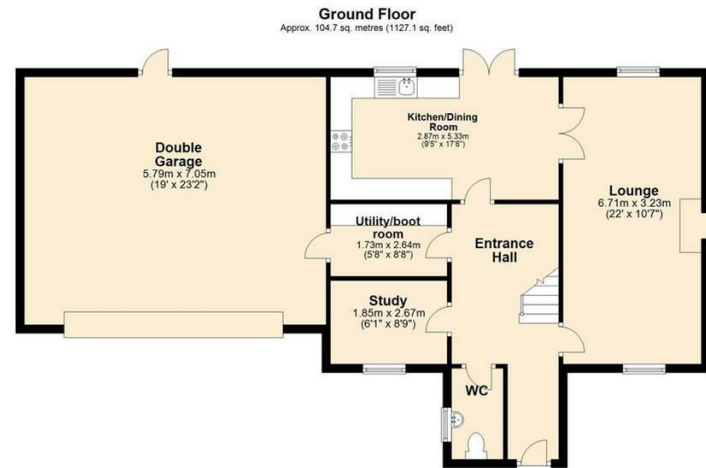
Services

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

How to get there - What3words: repaid.spoiled.plugs

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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