



Ashtree Road, Norwich - NR5 0LS





## Ashtree Road

Norwich

Situated at the very end of this quiet street and PRIVATELY TUCKED AWAY is this EXTENDED CHALET style home occupying a GENEROUS PLOT. With accommodation split over two floors giving a total of FOUR BEDROOMS the property has been lovingly REDECORATED by the current owners to give a welcoming and bright feel throughout. The main living space comes courtesy of a 25' open sitting room with a DUAL ASPECT. This space could be versatile in its use and layout with a SEPARATE DINING ROOM coming off from the kitchen which holds INTEGRATED COOKING APPLIANCES. Both a fully tiled FAMILY BAHTROOM and an EN-SUITE can be utilised along with a large open rear garden, fully enclosed and made private with matures borders. The front of the home offers OFF ROAD PARKING in the form of a driveway sat in front of the GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Detached Chalet Style Home
- Close to Amenities & Road Network
- Private & Generous Plot
- Extended Accommodation Giving Approx. 1280 Sq. Ft (stms)
- 25' Extended Sitting Room & Separate Dining Room
- Four Bedrooms Over Two Floors
- Family Bathroom & En-Suite
- Large Rear Garden With Patio

Located centrally within Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks

#### SETTING THE SCENE

This home is tucked away at the edge of this popular street with tall privacy giving hedges at the front of the home wrapping around the low maintenance frontage with shingle and concrete walkway where a driveway sits at the right of the home leading directly towards the garage.



## THE GRAND TOUR

Once inside, the central hall is the first space you will encounter granting access to all accommodation on the ground floor. The two first double bedrooms can be found at the front of the home, both with bay frontages with the larger coming to your right hand side leaving more than enough space for a large double bed where two sets of built in wardrobes sit opposite to the uPVC double glazed windows at the front whilst the smaller room sits on the other side of the home again offering more than enough carpeted floor space for a large double bed with additional furnishings. Slightly further down the hallway, the main living space emerges to your right hand side in the form of a 25' open plan sitting room courtesy of a historic extension. This space also offers a bright and airy living space due to its dual facing aspect with French doors sitting at the very rear taking you into the garden. The large open carpeted floor space is conducive to a potential choice of layout where a sitting room and dining room suites could both be accommodated in this space. At the end of the hallway the kitchen emerges offering a wide range of wall and base mounted storage units set around rolled edge work surfaces which in turn give way to dual eye level built in ovens and a five ring gas burner hob with extraction above. Within the space there is ample room for further appliances with plumbing for a washing machine and dishwasher. The dining room sits just beyond this courtesy again of the extension with all wooden effect flooring laid underfoot. This space could easily accommodate a formal dining suite with a secondary set of French doors taking you into the rear garden patio. Turning to your left, a smaller secondary lobby offers access into the airing cupboard with the large family bathroom at the very rear of the home fitted by the current owners with a fully tiled flooring and surround with wall mounted shower head and glass screen over the bath, vanity storage and wall mounted towel rail.

The first floor landing splits in both directions to offer access into two further bedrooms where carpeted landing space gives you access to eaves storage creating a potential space for a home office setup. The first bedroom sits to your left with part vaulted ceilings and Velux window. The space has a low level wall mounted radiator, whilst a second bedroom sits on the other side of the home with with a freshly laid carpet, a Velux window in the vaulted ceilings and built in storage. This room benefits from the added addition of an en-suite bathroom with wood effect flooring, part-tiled surround and bathtub with shower head.

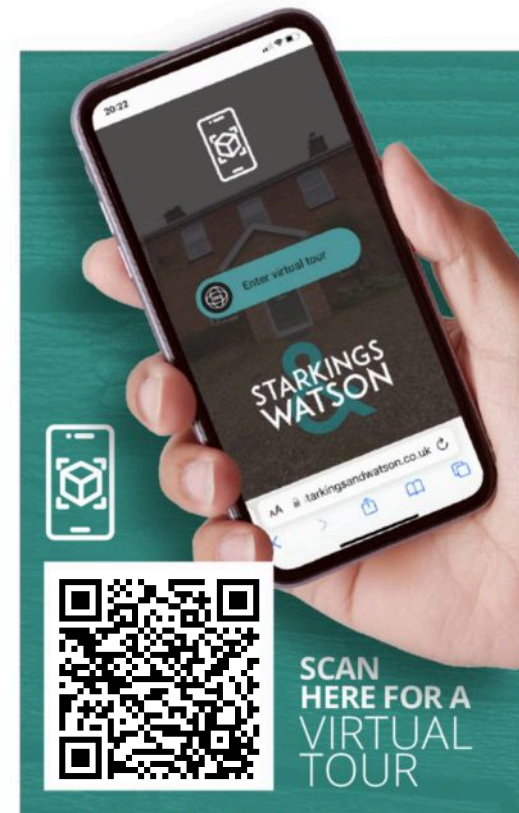
## FIND US

Postcode : NR5 0LS

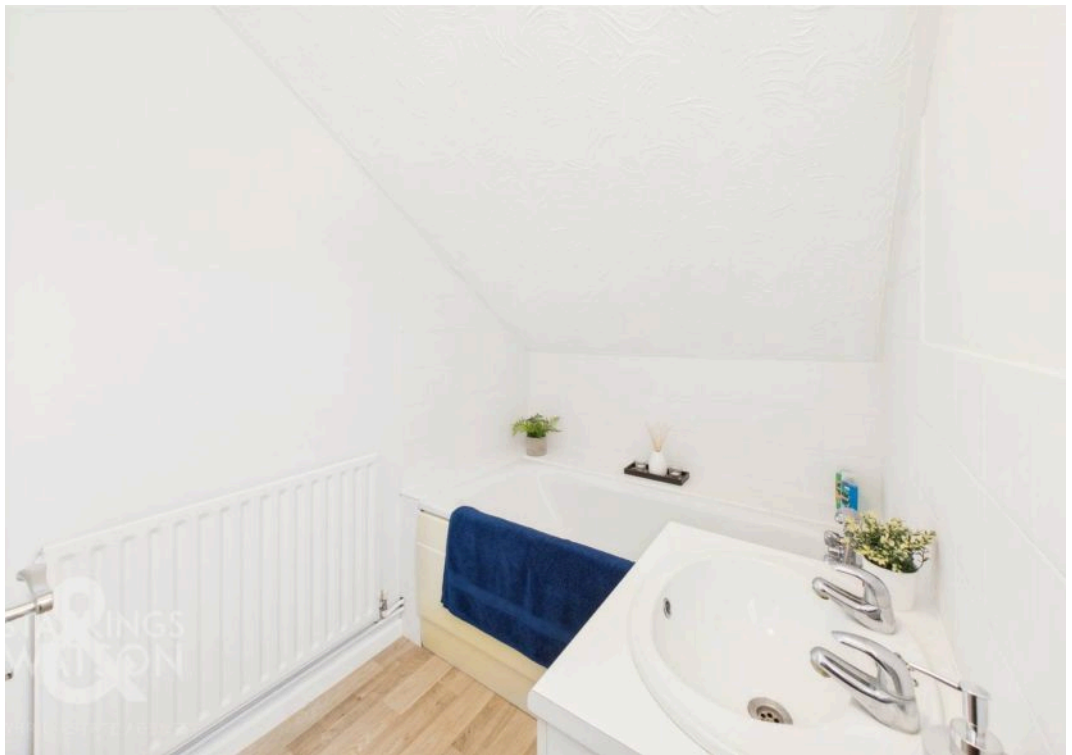
What3Words : ///shuts.chin.bronze

## VIRTUAL TOUR

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







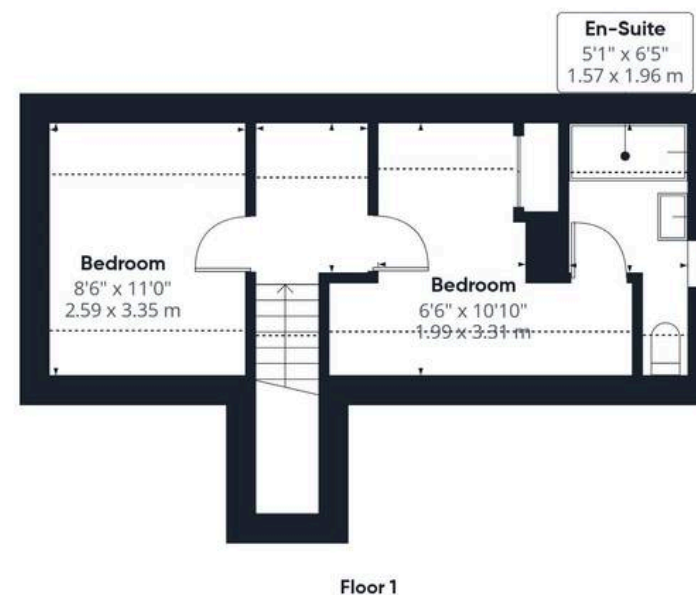




## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber fencing and tall mature shrubs with borders. Colourful planting edges add vibrancy to the garden where a flagstone patio will initially greet you when exiting from either of the French doors. A gentle step up reveals a predominantly lawn space where access to the rear of the garage can be found to the side of the home.





**Approximate total area<sup>(1)</sup>**

1284 ft<sup>2</sup>

119.4 m<sup>2</sup>

**Reduced headroom**

90 ft<sup>2</sup>

8.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**





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