

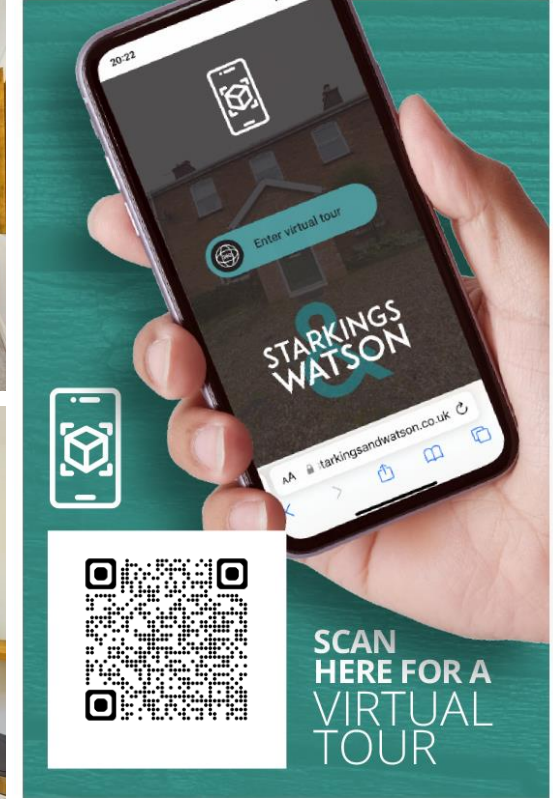
FOXGLOVE CLOSE

Ashby St. Mary, Norwich NR14 7HR

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Rarely Available Location in Cul-De-Sac Setting
- Imposing Detached Home with Double Garage
- Private Enclosed Gardens
- Modernised Interior with Immaculate Finish
- Two Reception Rooms
- Kitchen/Dining Rooms
- Four Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

This IMPOSING DETACHED FAMILY HOME is immaculately presented, READY to MOVE-IN and complete with a GREAT SIZED GARDEN. Rarely do properties in this CUL-DE-SAC become available, enjoying an outstanding location just off the A146 providing easy access to NORWICH and LOWESTOFT, with excellent PRE and PRIMARY SCHOOLING in the village. With CLOSE to 1900 Sq. ft (stms) of accommodation including a DOUBLE GARAGE, the property offers POTENTIAL with the ability to CONVERT the GARAGE if required (stp). At present, the property enjoys a spacious hall with storage, with DOUBLE DOORS creating a grand entrance to the 18' SITTING ROOM - with DUAL ASPECT WINDOWS and a feature fireplace. The accommodation continues with a W.C, 12' STUDY or DINING ROOM, and the open plan 19' KITCHEN/DINING ROOM with ample kitchen and dining space, flowing seamlessly into the UTILITY ROOM. Upstairs, FOUR BEDROOMS and the family bathroom lead off the landing, with an EN SUITE to the 16' MAIN BEDROOM.

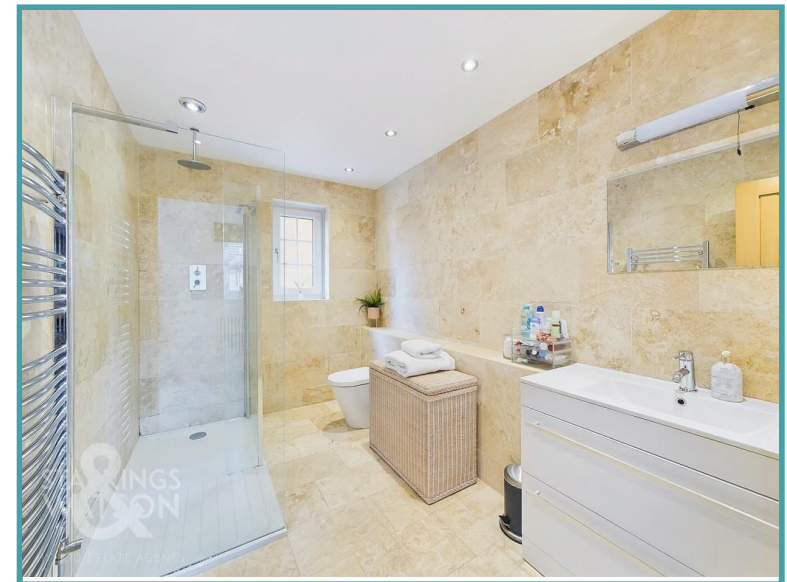
SETTING THE SCENE

Having undergone extensive works, the new uPVC double glazed windows ensure the property has a grand

feel. Standing proud as you enter the cul-de-sac, the lawned frontage offers mature planting, with the double driveway leading to the integral double garage.

THE GRAND TOUR

The front composite door leads you into the hall entrance, complete with a recessed door mat and fitted carpet. The stairs lead to the first floor, with a useful built-in storage cupboard adjacent. Double doors lead you into the main sitting room, a sizeable room which is flooded with natural light via windows to both the front and side, with a feature fireplace creating a focal point to the room. The kitchen is formed in an L-shape, sitting to the right of the property, allowing for ample space to dine and entertain. Perfectly suited to family living, a gloss tiled floor underfoot adds to the light and bright feel, along with windows to front and rear. The kitchen provides space for a Range style cooker, along with solid wood work surfaces which run over and under the range of cupboards. Space is provided for a fridge freezer, whilst the dishwasher is integrated. A door leads into the utility room, with space for laundry appliances and a fridge. The gas fired central heating boiler sits to one side and has been replaced in recent years by the vendor. A useful door leads into the garden. Back into the hall, the W.C has been upgraded and is finished with travertine tiled flooring, wood panelling and a heated towel rail. The adjacent study/dining room offers various uses, with fitted carpet and uPVC double glazed French doors leading into the garden. Upstairs, the four bedrooms lead off the landing, two of which include built-in wardrobes, and all finished with fitted carpet. The family bathroom leads off the hall, complete with travertine tiling, a rainfall shower over the bath and a high quality suite including a low level W.C with a hidden



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cistern and wall mounted hand wash basin. Lastly, the main bedroom offers four windows creating a light and bright feel, whilst being an excellent size, and enjoying an en suite shower room, with a rainfall shower and travertine tiling to the walls and flooring.

THE GREAT OUTDOORS

Heading outside, the rear garden is fully laid to lawn, with a patio area extending from the rear of the property. Enclosed with timber panelled fencing to all three sides, a variety of planting are already in place, whilst a gated access leads to the front. The double garage is integrated and includes twin electric roller doors to front.

OUT & ABOUT

Situated just off the A146, the rural village of Ashby St Mary is extremely convenient for access to Norwich. Some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools.

FIND US

Postcode : NR14 7HR

What3Words : ///ringside.ejects.walkway

VIRTUAL TOUR

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

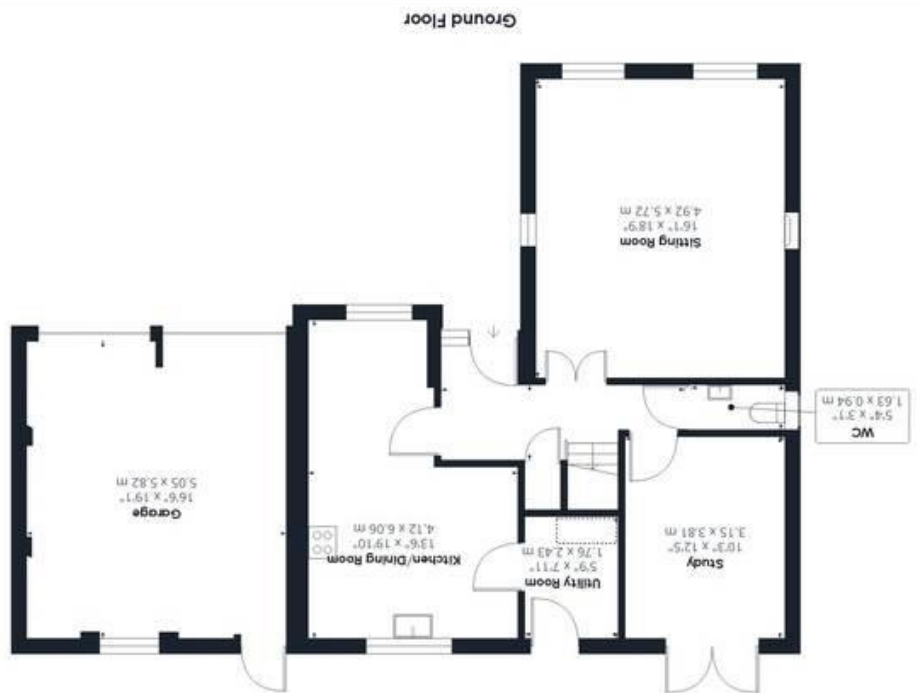
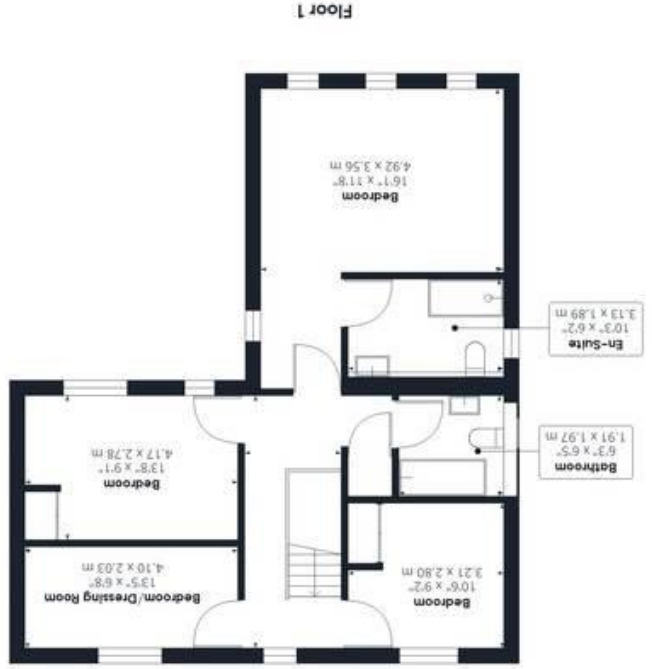
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Price:



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GIRAFFE 360

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

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area™
1893.9 ft²
175.95 m²

Reduced bedroom
5.67 ft²
0.53 m²

