

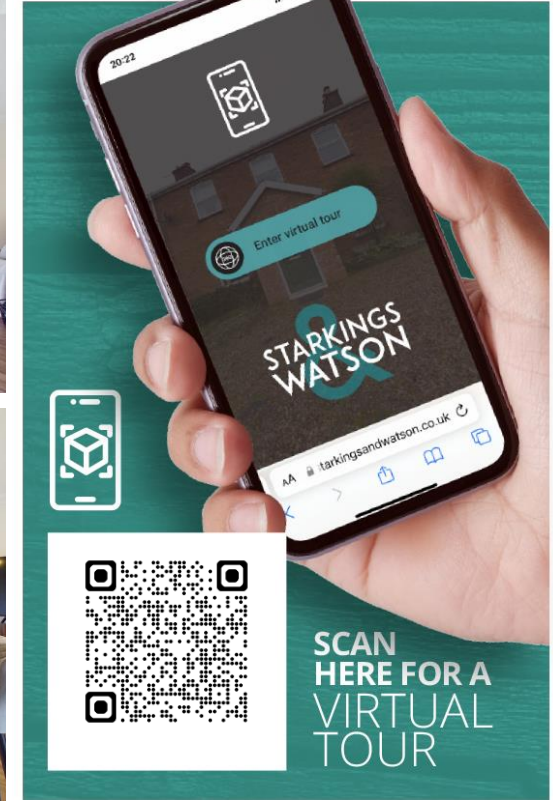
COOPERS CLOSE

# Aslacton, Norwich NR15 2FA

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

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# STARKINGS & WATSON



- Modern Detached Family Home
- Stunning High End Finish
- Garage & Driveway
- Large Wrap Around Gardens
- Two Reception Rooms
- Open Plan Upgraded Kitchen/Dining Room
- Three Double Bedrooms
- Family Bathroom & En Suite

#### IN SUMMARY

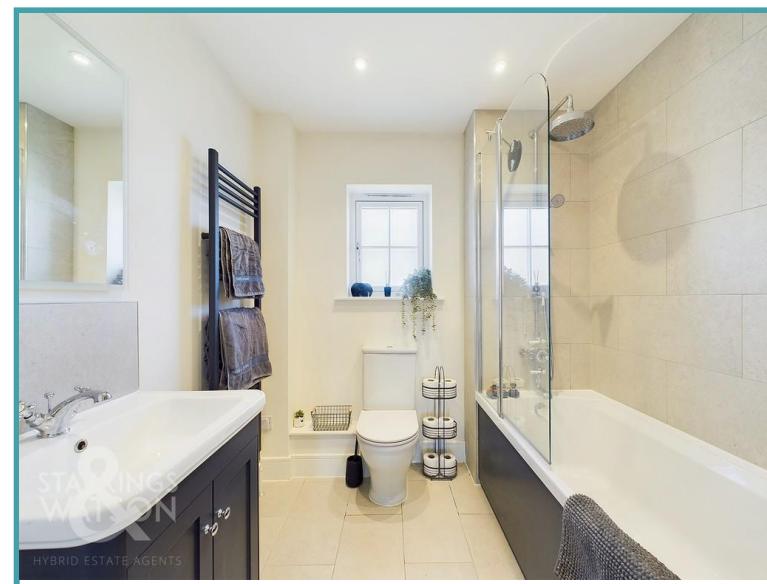
Built only TWO YEARS AGO with a remaining WARRANTY, this IMMACULATE and SPACIOUS detached home enjoys a SIZEABLE PLOT with over 1260 Sq. ft (stms) of internal accommodation. Finished with UNDERFLOOR HEATING and AIR SOURCE HEATING with energy efficiency in mind, various other upgrades include FLUSH FIT WINDOWS, a security alarm and WATER SOFTENER. Presented in TURN KEY CONDITION, the accommodation comprises a hall entrance, useful STUDY, 16' SITTING ROOM with FRENCH DOORS to the garden, W.C, and UPGRADED KITCHEN/DINING ROOM with high end appliances including a dishwasher and fridge freezer, FRENCH DOORS to the garden, and ample space for a TABLE and SEATING. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, along with an EN SUITE and FAMILY BATHROOM. Outside, the GARDENS wrap around the property, all laid to lawn and finished with TIMBER FENCING.

#### SETTING THE SCENE

With a beautiful solid oak porch entrance with attractive detailing, a hard standing pathway leads to the main entrance and driveway. The adjacent properties are undergoing completion by the builder.

#### THE GRAND TOUR

With a contemporary composite entrance door, the hall entrance is finished with wood effect flooring and underfloor heating, creating an inviting but functional welcoming space. Stairs rise in from of you to the first floor, with useful storage built-in below. To your right is the study, with wood effect flooring underfoot and views over the cul-de-sac. The sitting room sits to the rear, with French doors onto the garden and full height windows either side. Underfloor heating runs underfoot, with a neutral décor ready to move in. Lastly on the ground floor is the open plan kitchen/dining room, complete with a high specification finish, a u-shape arrangement of wall and base level units can be found, including a built-in breakfast bar. A gas hob is inset with a glass splash back and extractor fan above, with an eye level electric double oven. Further appliances include a fridge freezer and dishwasher, whilst wood effect flooring and underfloor heating runs underfoot and French doors lead outside. Upstairs, the stairs are finished with an exposed oak handrail and painted balustrades, with fitted carpet underfoot. All three bedroom are carpeted and finished with a period cast iron style radiator, with a luxurious family bathroom adjacent. Complete with a white three piece suite, tiled splash backs run around the bath area with a rainfall shower, whilst storage is under the sink and the towel rail works from the central heating and a separate electric supply if needed. The main bedroom completes the property, with a range of built-in wardrobes, window to front and a matching period cast iron style radiator, whilst a door leads to the en suite. Spacious in its size, the en suite offers a bath with rainfall shower, sink with storage and a heated towel rail with two heat control functions.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



### THE GREAT OUTDOORS

Outside, the rear garden wraps around the side and rear of the property with enclosed timber fenced boundaries. Non-overlooked to the rear, a gated access leads to front, whilst a patio has been laid which links the sitting room and kitchen French doors. Outside lighting and a water supply are installed, with the garage being finished with an up and over door to front, utility area with space for laundry appliances, sink, power and lighting.

### OUT & ABOUT

Aslacton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village, along with the neighbouring village of Great Moulton offer a Public House, Primary School, Parish Churches, Village Hall, and is also served by a bus route to the Cathedral City of Norwich. The nearby South Norfolk village of Long Stratton offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. Diss of course offers a mainline train service to London.

### FIND US

Postcode : NR15 2FA

What3Words : ///taped.swimsuits.nipped

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Approximate total area<sup>m</sup>  
 1261.12 ft<sup>2</sup>  
 117.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

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.