



Foxglove Close, Ashby St. Mary - NR14 7HR



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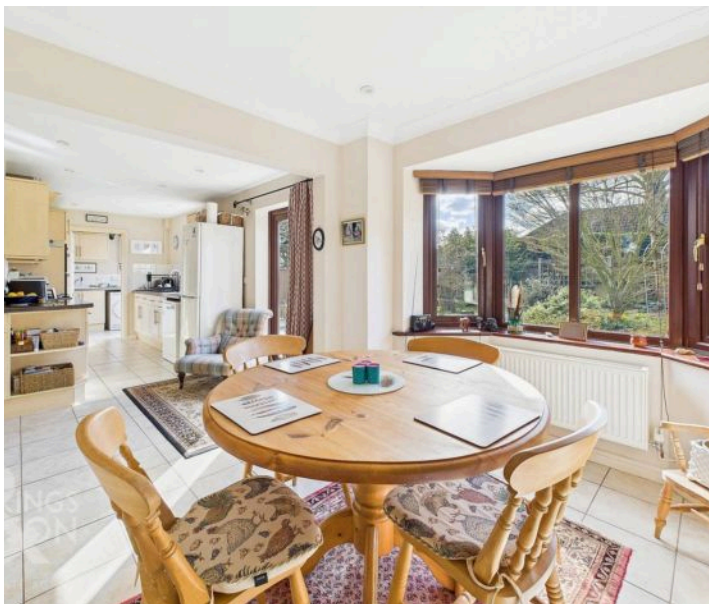
Ashby St. Mary, Norwich

This EXTENDED detached FAMILY HOME offers some 1881 Sq. ft (stms) of accommodation, whilst occupying a CUL-DE-SAC SETTING with SOUTH FACING GARDENS. The internal layout offers COMPLETE FLEXIBILITY whilst the DOUBLE GARAGE offers conversion potential. With a 2020 installed gas fired CENTRAL HEATING boiler and water softener, the accommodation includes a WELCOMING HALL ENTRANCE, 21' DUAL ASPECT SITTING ROOM with a feature WOOD BURNER, W.C., study, and OPEN PLAN KITCHEN and DINING SPACE. Originally two separate rooms, the DINING ROOM includes its own hall access with a WALK-IN BAY WINDOW, with the KITCHEN including EXTENSIVE CUPBOARD SPACE and a matching UTILITY ROOM beyond. Upstairs the landing includes a LOFT LADDER, with FIVE BEDROOMS leading off, including an EN SUITE to the original main bedroom, with the LARGEST BEDROOM sitting over the GARAGE with 16' of accommodation including built-in wardrobes and SOUTH FACING windows. The family bathroom completes the property, with a SHOWER over the BATH.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Popular Cul-De-Sac Setting
- Extended Detached Family Home
- Approx. 1881 Sq. ft (stms).
- 21' Dual Aspect Sitting Room with Wood Burner
- Open Plan 26' Kitchen & Dining Room
- Five Spacious Bedrooms
- W.C, En Suite & Family Bathroom
- South Facing Gardens & Integral Double Garage

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.

SETTING THE SCENE

With a brick-weave driveway to front, double and tandem parking can be found with access leading to the main property and integral double garage. A variety of mature planting and shrubbery can be found in front, screening the property from the road, with gated access leading to the rear, and a footpath taking you to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance offers wood flooring underfoot and a recessed doormat, with stairs leading to the first floor landing and useful built-in storage space below. The main sitting room sits to your right hand side with dual aspect views to front and rear, including French doors which open out to the rear patio enjoying a south facing aspect. A feature fireplace includes an inset cast iron wood burner creating a focal point to the room, with wood effect flooring underfoot. Back to the hall entrance a useful ground floor W.C leads off with tiled splash-backs, two piece suite and heated towel rail. The adjacent study offers a flexible space which could include ground floor bedroom accommodation if required. The kitchen offers a range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven, with space for general white goods whilst tiled flooring flows seamlessly through the kitchen and into the adjacent dining room - currently open planned with potential to reinstate a wall creating two separate rooms if required. The dining room includes bespoke shelving and a walk-in bay window to rear overlooking the garden. The kitchen itself offers extensive storage with a door taking you to a further utility room with a matching range of storage units including space for general white goods and laundry appliances, whilst also including a heated towel rail and wall mounted gas fire central heating boiler. A door takes you to the rear garden along with the integral double garage which has been partitioned to include a further storage access space located beyond the utility room, with a door to side, power and lighting.

The upstairs landing is finished with fitted carpet and a built-in airing cupboard, with a loft access hatch and ladder above, with doors taking you to the bedroom accommodation. The original main bedroom includes a range of built-in double wardrobes and a front facing window along with a private en suite shower room, including storage under the hand wash basin and a thermostatically controlled shower. The smaller of the bedrooms enjoys a south facing aspect to rear with one including a built-in double wardrobe. The third bedroom sits at the front of the property with views across the cul-de-sac and a built-in wardrobe, with the largest bedroom sitting over the garage creating the ideal main bedroom suite or second guest bedroom with a further range of built-in wardrobes and eaves storage access with twin windows facing to rear enjoying the south facing garden views. The family bathroom completes the property with a white three piece suite including a shaped panelled bath with a glazed shower screen and thermostatically controlled shower with tiled splash-backs and a heated towel rail.

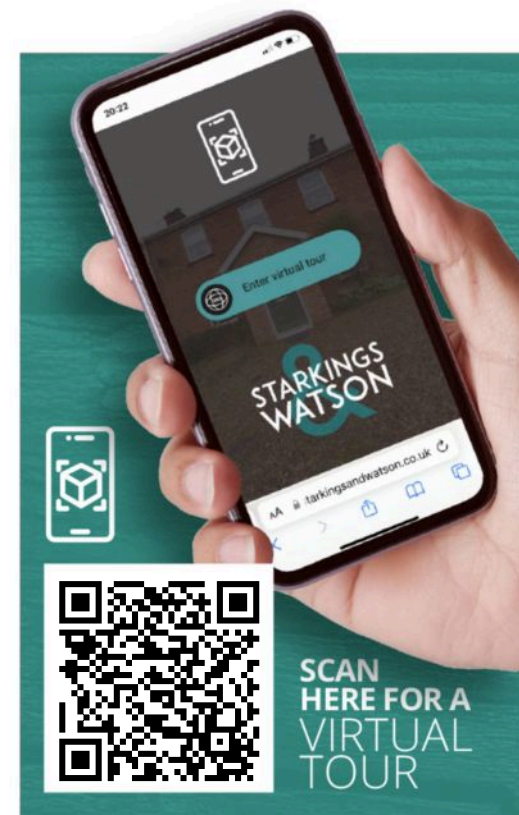
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VIRTUAL TOUR

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



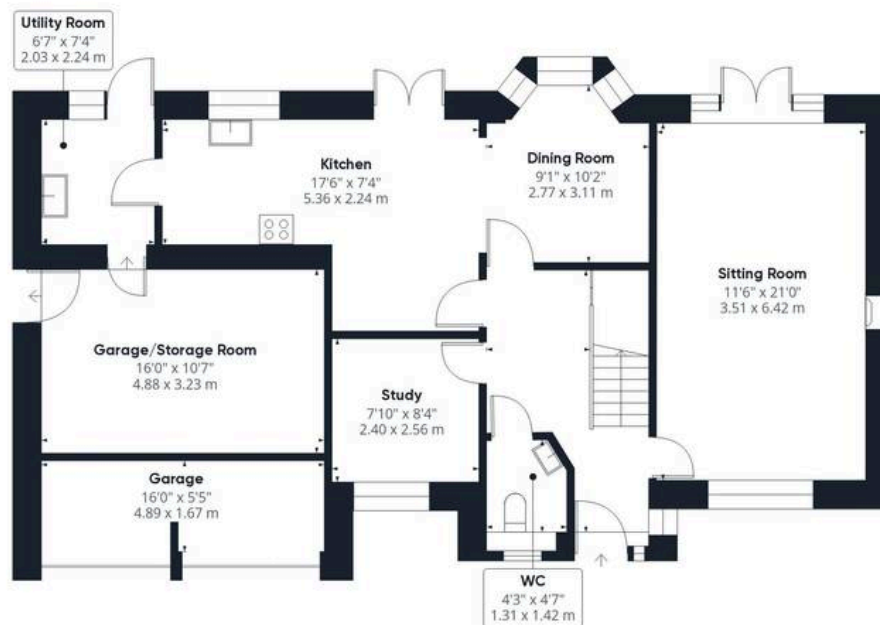




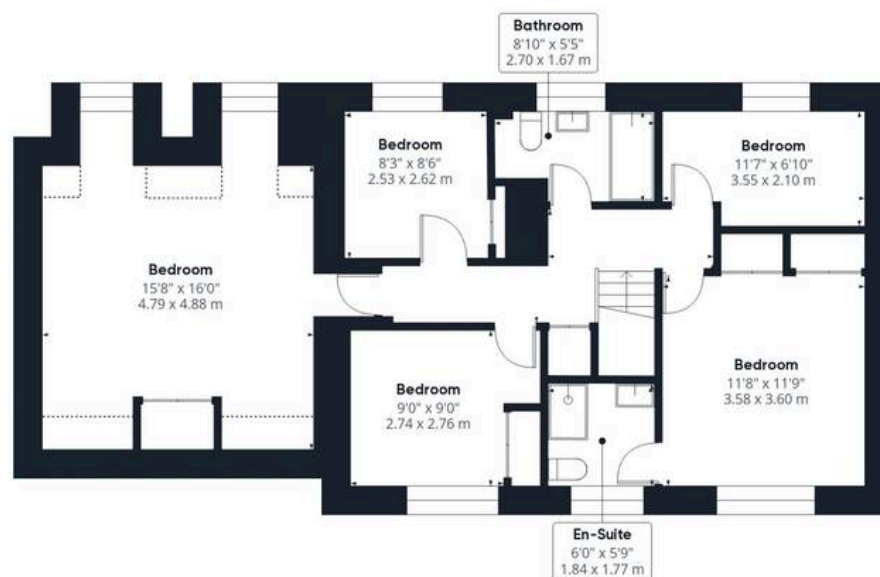
THE GREAT OUTDOORS

The rear garden enjoys a fully enclosed south facing space with an abundance of mature planting, shrubbery and trees. Mainly laid to lawn, a sweeping patio extends from the rear French doors in both the sitting room and dining room, creating two ideal seating areas for alfresco dining and entertaining. Gated access leads to the front, with outside water and lighting installed, along with a useful log store to the far corner. The remainder of the garage offers a storage space to front with two up and over doors and a partition to the integral storage which could be removed if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1881.95 ft²

174.84 m²

Reduced headroom

40.38 ft²

3.75 m²

(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.

GIRAFFE360



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