



Ashleydene Rectory Road, Tivetshall St. Mary NORWICH NR15 2AL



welcome to

Ashleydene Rectory Road, Tivetshall St. Mary NORWICH

An immaculately presented bungalow situated on a corner plot in the well sought after village of Tivetshall St Mary. The property benefits from high specification throughout with high vaulted ceilings and detached timber frame double cart lodge with extensive off road parking.

Location

Tivetshall St Margaret and Tivetshall St Mary are two closely linked communities in a semi-rural setting with the benefit of two village public houses, a post office, primary school and the churches of St Margaret and St Mary. The village of Long Stratton is 3.5 miles and provides a more comprehensive range of amenities, doctor's surgery, schools, etc. The market town of Diss is 8 miles and the city of Norwich 14 miles, both provide main line commuter rail links.

Accommodation

Entrance Hall

Side aspect double glazed full length window and door, tiled flooring, access to the utility room and kitchen/diner/family room.

Utility Room

7' 9" x 6' 5" (2.36m x 1.96m)
Side aspect double glazed window and door leading out into the rear garden, tiled flooring and plumbing for washing machine.

Kitchen/ Diner/ Family Room

35' 8" x 13' 6" (10.87m x 4.11m)

This room is very much the 'hub' of the property, benefiting from an open plan family area. The kitchen itself comprises of a centre island and a range of base and eye-level units with fitted Quartz work surfaces providing plenty of storage, inset composite sink with one and a half bowls. Built-in appliances including dishwasher, eye level double oven with warming tray, 5 ring ceramic hob and space for American-style fridge/freezer. Two velux double glazed windows, dual aspect double glazed windows with fitted blinds and rear aspect double glazed bi folding doors leading out onto the paved patio area.

Hallway

Radiator, carpet and recessed spot lights. Oak doors leading to;

Bedroom One

12' 3" x 11' 6" (3.73m x 3.51m)

Rear aspect double glazed window, radiator, carpet, tv point and Oak door leading to;





En-Suite

Rear aspect double glazed window, large double walk in shower with rainfall shower head, fully tiled walls, large wash hand basin in vanity unit, low level flush wc, heated towel rail and extractor fan.

Bedroom Two

11' 2" x 11' 5" Min (3.40m x 3.48m Min)

Front aspect double glazed window, radiator and wooden laminate flooring.

Bedroom Three

10' 3" x 11' 7" (3.12m x 3.53m)

Rear aspect double glazed window, radiator, tv point and wooden laminate flooring.

Bedroom Four

11' 7" x 6' 6" (3.53m x 1.98m)

Front aspect double glazed window, radiator and wooden laminate flooring.

Bathroom

Front aspect double glazed window, double ended free standing bath, wash hand basin in vanity unit, low level flush wc, part tiled walls, loft hatch, recessed spot lights and heated towel rail.

Outside

To the front of the property is an extensive shingled driveway accessed via an electric gate with ample off road parking for multiple vehicles with access to the double Oak cart lodge.

The rear garden benefits from a large paved porcelain patio area making this a great spot to relax and dine in throughout the summer months, laid to lawn area with mature planted hedging and willow tree. Garden tap, shed and oil tank.

Services

Mains Water
Mains Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: C



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Ashleydene Rectory Road, Tivetshall St. Mary NORWICH

- Immaculately Presented Detached Bungalow Situated On Corner Plot
- A Sensational Open Plan Kitchen/ Diner/ Family Room
- Utility Room And Family Bathroom
- Master Bedroom With En-Suite & Three Further Bedroom
- Double Oak Cart Lodge With Extensive Off Road Parking
- Benefits From Vaulted Ceilings And Under Floor Heating
- Stunning Accommodation Throughout
- Situated In A Well Sought After Location

Tenure: Freehold EPC Rating: E

offers over

£500,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
DSS109891 - 0004

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