



Greenwood Close,  
Ashwellthorpe

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed in to an entrance hall leading to the well appointed ground floor accommodation. Home to an abundance of both cupboard and worktop units, the country style fitted kitchen is ideal for those looking to display their culinary skills. The kitchen is offered with an integral electric oven, grill and a hob with space for a fridge freezer. Enjoying an aspect of the private enclosed garden, the open plan dining area provides the perfect spot for reception throughout all times of the day. Beyond the kitchen is a separate utility room with plumbing ready for a washing machine.

Bathed in natural light, the extensive sitting room boasts versatile dimensions for all traditional furnishings. The third bedroom within the property is located on the ground floor and could alternatively be utilised as an office/study for those working remotely. Neighbouring the third bedroom is the family bathroom comprising a shower over bath, wash basin, WC, heated towel rail and a wall mounted cupboard.

Stairs in the entrance hall lead prospective tenants to the first floor accommodation.

The primary bedroom is a spacious double room benefiting from fitted wardrobes in addition to the luxury of an en-suite featuring a shower, wash basin, WC, a heated towel rail and a wall mounted cupboard. The second bedroom is another generous double room allowing for all traditional furnishings.

Externally, the property is approached via a driveway providing parking for up to three vehicles leading to a single garage with electric supply. The surrounding private enclosed garden features a generous patio area, low maintenance lawns, a timber structure shelf and an array of mature shrubbery.

Available Now on an initial 12 month tenancy.

#### **ASHWELLTHORPE**

Nestled amidst Norfolk's tranquil countryside, Ashwellthorpe embodies a perfect blend of rural charm and accessibility. Located just a short distance from Norwich, a city renowned for its historical significance and vibrant cultural scene, Ashwellthorpe offers residents a serene retreat while remaining well-connected to urban amenities.

Ashwellthorpe is quintessentially Norfolk, boasting expansive fields, ancient woodlands, and picturesque lanes that evoke a sense of timeless beauty. The village itself fosters a close-knit community where neighbours quickly become friends, and local customs thrive. Its peaceful ambiance makes it an ideal setting for families and retirees seeking a slower pace of life amidst natural splendour.

Nature enthusiasts will find Ashwellthorpe a haven for outdoor exploration. Nearby Norfolk Broads, a renowned network of waterways and nature reserves, invites visitors to indulge in boating adventures and birdwatching amidst diverse wildlife habitats. For those craving seaside escapes, the sandy shores and coastal trails are just a short drive away, offering endless opportunities for leisurely strolls or weekend getaways.

Despite its rural idyll, Ashwellthorpe benefits from excellent transportation connections. Norwich's proximity ensures easy access to major cities such as London via efficient train routes, facilitating seamless commuting or city breaks. Norwich International Airport further enhances accessibility, providing convenient air travel options to destinations across the UK and beyond, ensuring Ashwellthorpe is well-connected to the wider world.

#### **AGENTS NOTE**

No pets.

Unfurnished.

Available now.

Oil central heating.

12 month initial tenancy.

#### **COUNCIL TAX**

Band C.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3Words: [///ripe.conqueror.wonderful](https://www.what3words.com/ripe.conqueror.wonderful)







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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