



6 CHURCH ROAD
ASLACTON, NORWICH, NR15 2JH



Set within the sought-after village of Aslacton, this charming early 20th-century home combines period character with beautifully presented accommodation throughout.

Offering generous living space, a wealth of useful features and far-reaching views across the adjoining countryside, the property provides an appealing opportunity for those seeking a well-established home in a peaceful village setting.

The accommodation is thoughtfully arranged, with a welcoming porch and entrance hall leading through to the principal living spaces. The sitting room is a particularly inviting room, centred around an open fireplace which creates a warm and cosy focal point. Beyond this is a spacious conservatory, providing an excellent additional reception area and enjoying views across the garden. The kitchen/diner offers a sociable heart to the home, while a useful utility area and family bathroom complete the ground floor. Upstairs, the property offers three well-proportioned bedrooms, comprising two generous double bedrooms, both of which benefit from built in storage, and a further single bedroom, providing flexibility for family living, guests or a home office if required. Each of the bedrooms benefits from good proportions and a pleasant outlook, with the principal bedrooms

offering comfortable and versatile spaces for a range of furniture arrangements. The accommodation is complemented by a well-appointed family shower room.

Outside, the property enjoys a generous and particularly versatile garden, arranged over two distinct sections. The main rear garden provides a wonderful private space with far-reaching views across the adjoining fields, while a further section to the rear incorporates a charming pond and offers excellent potential for a variety of uses, whether as a peaceful seating area, entertaining space, children's play area or simply an additional area to enjoy the outdoors.

The garden as a whole provides plenty of scope for outdoor entertaining and relaxation, with mature surroundings and the open outlook creating a lovely sense of space. A substantial garage and useful external outbuilding provide excellent storage and practical workspace. To the front, a good-sized driveway provides ample off-road parking for several vehicles.



3



1



2



9.6
Miles



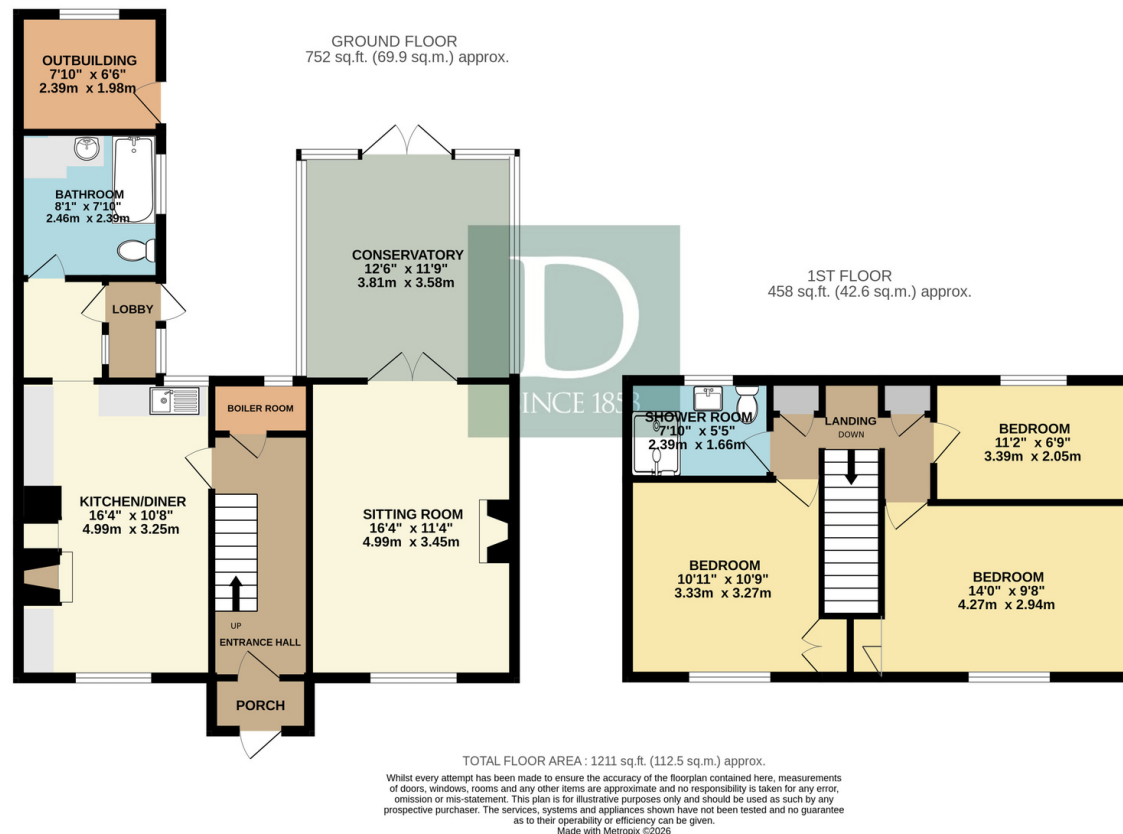
EPC







FLOOR PLAN



AGENTS NOTES

The parcel of land to the rear is part of an active planning application, and we understand the building will be offset to the garden. Potential buyers should make their own enquiries.

SERVICES

Oil fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band B

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

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