

FREEHOLD



House - Detached

6 ASHWOOD DRIVE, HORSFORD, NORWICH, NR10 3GF

Offers In Excess Of

£460,000

FEATURES

- Detached Family Home
- Lounge and Study
- Utility Room
- Entrance Hall
- Kitchen/Dining Room
- Ensuite to the master bedroom
- Four piece Family Bathroom
- Generous Garage
- Enclosed Established Garden
- Solar Panels



4 Bedroom House - Detached located in Norwich

Nestled in the charming area of Horsford, Norwich, and situated on Ashwood Drive this splendid detached family home offers a perfect blend of comfort and style. With an impressive layout, the property boasts a spacious lounge providing ample space for both relaxation and entertaining with the added benefit of a Study for either working from home or as an extra space to carry out other hobbies. The generous Kitchen/Dining Room creates an inviting atmosphere, ideal for family gatherings and culinary adventures, leading straight out onto the gardens.

This delightful residence features four well-proportioned double bedrooms, ensuring that everyone has their own private retreat. The master bedroom is particularly noteworthy, complete with an ensuite shower room for added convenience. The property also includes a four-piece family bathroom and a separate cloakroom on the ground floor, catering to the needs of a busy household.

Outside, the established gardens provide a serene outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the detached garage offers practical storage solutions or the potential for a workshop.

This home is not just a property; it is a sanctuary for families seeking a peaceful yet vibrant community. With its excellent amenities and proximity to Norwich, this residence is a rare find that promises a wonderful lifestyle. Don't miss the opportunity to make this beautiful house your new home call us on 01603 338433 to arrange your viewing.

Entrance Hall

With front entrance door, doors leading to study, lounge, cloakroom, kitchen/diner and stairs to first floor.

Cloakroom

Fitted with a two piece suite comprising of low level w.c, hand wash basin, radiator, window to side aspect and under stair storage cupboard.

Study

7'10" x 9'1"

With window to front aspect, built in cupboards and radiator.

Lounge

17'8" x 12'2"

With a bay window to front aspect and two radiators.

Kitchen/Dining Room

20'0" x 9'10"

Fitted with a range of wall, base and drawer units with rolled edge work surface over. Tiled splashbacks, sink unit, integrated dishwasher, integrated fridge freezer, built in double oven with gas hob and extractor over. Windows and doors leading to the garden and door leading to the Utility Room.

Utility Room

9'0" x 5'2"

With a radiator, wall and base units, integrate washing machine and external door leading to the garden.

Landing

With doors leading to all bedrooms and family bathroom, access to loft space, airing cupboard and window to side aspect.

Principle Bedroom

12'11" x 12'2"

With two sets of triple built in wardrobes, window to front aspect and door leading to the Ensuite shower room.

Ensuite

Fitted with a three piece suite comprising of shower cubicle, low level w.c, wash basin with pedestal. part tiled walls, window to the side aspect and radiator.

Bedroom 2

13'5" x 9'6"

With two windows to the front aspect and two radiators.

Bedroom 3

12'7" x 9'10"

With radiator and window to the rear aspect.

Bedroom 4

8'0" x 10'3"

With window to the rear aspect and radiator.

Family Bathroom

Fitted with a four piece bathroom suite, with panelled bath, separate shower cubicle, low level w.c and hand wash basin, part tiled walls, towel rail and window to the rear aspect.

Outside

The property is approached by a driveway providing off road parking for two cars and leading to the garage, which has roller door, power and lighting. The garden to the front is planted with a variety of shrubs and has a path leading to the front door. To the rear the garden is mainly laid to lawn, with a well established borders surrounding it. There is a patio area closest to the property, side access gate, outside tap and external access door into the garage also.

Agents Note

The seller has made us aware that there is an annual maintenance charge with the property of around £300 per annum.



Call us on

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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

