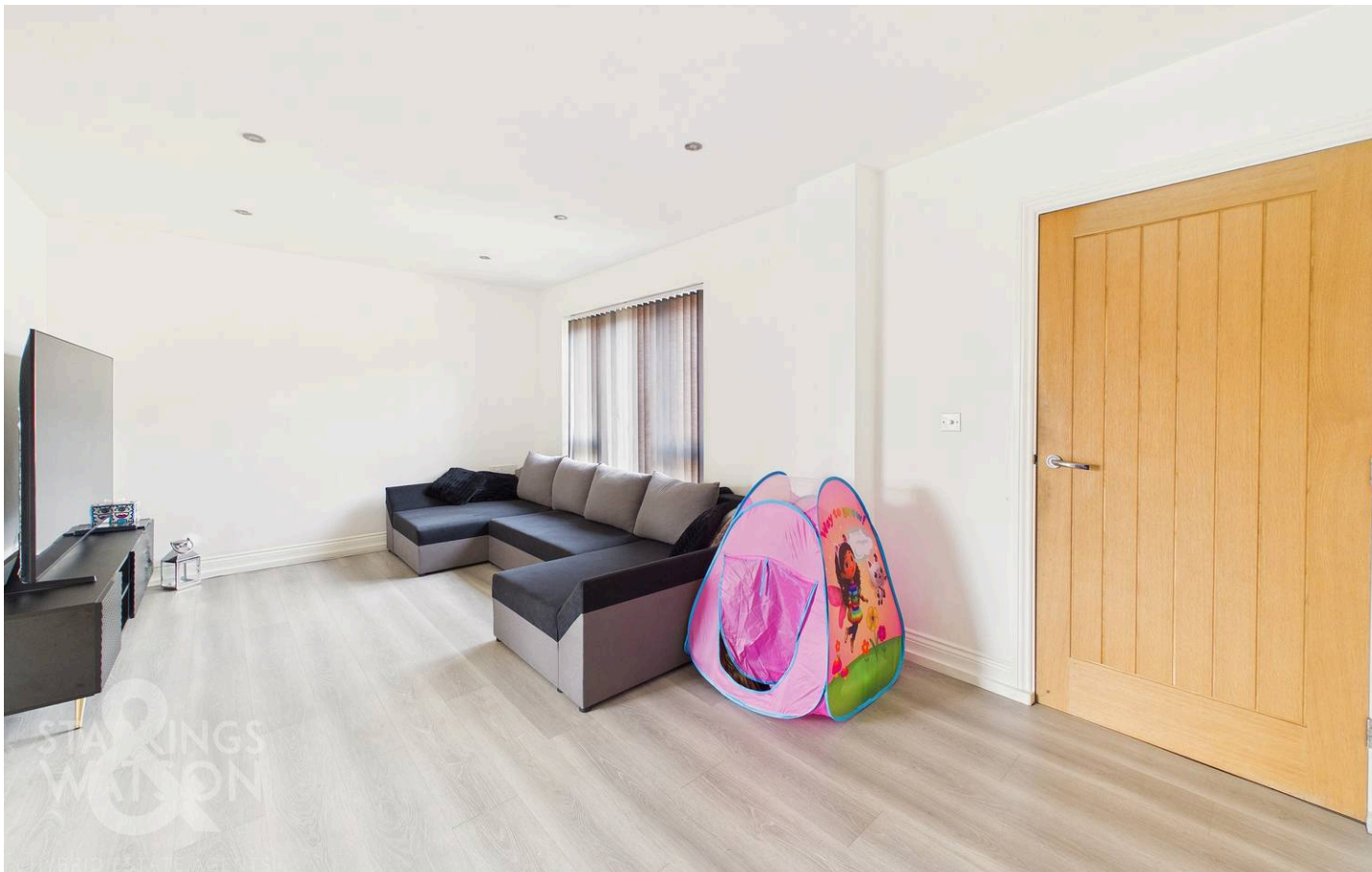




Goodrum Close, Ashwellthorpe - NR16 1FH



Goodrum Close

Ashwellthorpe, Norwich

Situated at the top of a PRIVATE CLOSE this SEMI-DETACHED HOUSE is presented in immaculate decorative order with modern conveniences such as LARGE OPEN LIVING SPACES and air source heat pump with underfloor heating on the ground floor and radiators on the first floor with ALLOCATED PARKING to the very front. Through the entrance lobby and GROUND FLOOR WC is a well proportioned 17' SITTING ROOM with built in storage backing onto the OPEN PLAN 21' kitchen and dining room enjoying a free-flowing feel with INTEGRATED APPLIANCES all backing onto the rear garden through French doors. The first floor landing gives access to THREE BEDROOMS as well as a modern three piece FAMILY BATHROOM suite. The rear garden, due to the position of the home, retains PRIVACY with both a patio seating area and open lawn space to enjoy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Semi-Detached House
- Tucked Away Location
- 17' Open Sitting Room With Built In Storage
- 21' Open Plan Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Modern Three Piece Bathroom & Ground Floor WC
- Private Rear Garden
- Allocated Off Road Parking

The property is located just four miles east of Wymondham in the small, South Norfolk village of Ashwellthorpe. The location of the village provides great access to the A11 dual carriageway, allowing fast access into Norwich city centre, but also out of the county, with Cambridge just a 40 minute drive. The market town of Wymondham offers a wide variety of other transport links, including bus routes and a railway station on the line into Norwich, Cambridge and London. The town is hub for local shops and businesses, whilst also offering national retailers such as Waitrose, Morrisons and Co-op. Good schooling options are also close by, including Wymondham College and Wymondham High.



SETTING THE SCENE

The property can be found towards the very top of this quiet close in this respected development where allocated parking comes to the right hand side on shingle bedding with a low maintenance lawn frontage.

THE GRAND TOUR

Once inside a central lobby is the first place to greet you laid with tiled flooring benefiting from underfloor heating, this space becomes the ideal area to slip off coats and shoes before heading into the remainder of the home. From the lobby, access to the main sitting room and stairs for the first room can be found as well as the two piece WC complete with frosted glass window to the front of the home. Stepping into the sitting room, a bright and airy feel is noticeable due to a neutral decoration with updated flooring leaving more than enough room for a potential configuration of soft furnishings. Within the sitting room there are two handy storage spaces to be utilized underneath the stairs with wooden French doors opening into the sitting room and either closing the space or keeping it open if a more open plan feel is desired. To the rear of the home the property opens up in the form of a 21' open plan living space comprising both the kitchen and dining areas. To the left a well maintained range of cabinetry gives ample storage with square edge work surfaces giving way to integrated appliances to include a fridge freezer, oven and hob with extraction above dishwasher, washing machine and tumble dryer. The tiled flooring opens up to the right hand side of the room to leave more than enough space for a large formal dining table in front of a set of uPVC double glazed French doors backing onto the rear garden patio.

The first floor landing gives access into each of the three bedrooms within the home as well as a modern three piece bathroom complete with a predominantly tiled surround, tall heated towel rail, shower head and glass screen mounted over the bath and light tunnel to pull natural light into the space. The larger of the bedrooms sits towards the front of the home, a generously sized double bedroom with the added benefits of built in wardrobes. The space is laid with carpeted flooring and whilst it hosts two separate bedroom setups is perfectly designed for a large double bed with further soft furnishings.

Another well proportioned double bedroom sits just behind this with views over the rear garden and greenery beyond, again with all carpeted flooring whilst a slightly smaller bedroom sits just off to the side of this, still being capable of hosting a double bed.

FIND US

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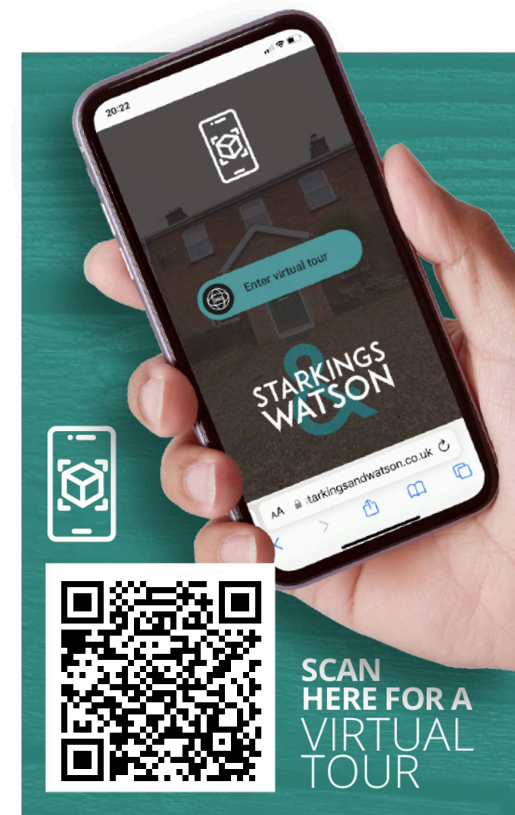
What3Words : ///realm.appetite.sneezed

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property benefits from modern air source heating with underfloor heating on the ground floor and radiators to the first floor and the loft is fully boarded and has power. There are mains water, electricity and drainage connected in addition. There is annual communal service charge payable for the development believed to be in the region of £175 PA.





THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing and due to the property's position does retain privacy. An extended patio space creates the ideal area for garden furniture to enjoy the warmer months with the lawn space reaching up behind this and side access to a timber swinging gates leading towards the off road parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

831 ft²

77.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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