



PLOT 9 OLD COOPERS YARD

CHURCH ROAD, ASLACTON, NR15 2JH

GUIDE PRICE £635,000



A superbly appointed 4 bedroom executive detached house on an exclusive new development of just 14 homes.

The property is an impressive detached executive home on an exclusive new development of just 14 luxury homes by Vantage Homes. Plot 9 has attractive brick elevations incorporating a garage and additional car port. The layout is has been very well designed to create and excellent flow. There is a superb double aspect kitchen/dining room to the rear opening to the south facing garden. Off the kitchen is a separate utility room. There is a spacious sitting room together with the added benefit of an additional study/family room. An oak staircase with glass balustrading rises to the first floor landing. The principal bedroom has a Juliet balcony and ensuite shower room. There is a guest bedroom suite and 2 further double bedrooms and a family bathroom. with separate shower cubicle. Due to becoming unexpectedly re-available the previous buyer had approximately £20,000 worth of extras added to the specification which a new buyer will get the benefit of.

LOCATION

Old Coopers Yard is a superb

residential development on the edge of the small village of Aslacton with its primary school. The Fox and Hounds Pub in Great Moulton is under 1 mile. Whilst surrounded by fields and benefitting from rural views it is only 13 miles to the south of Norwich with its wide array of shops, schools and mainline station to London. Local amenities are well-served in nearby Long Stratton 3.6 miles away and include a doctors, Co-Op and a leisure centre. The large market town of Diss, also with mainline station to London is 9.2 miles to the south.

SERVICE CHARGE

There is an estimated annual service charge of £250.00 to include the maintenance of the private pumping station taking the waste to the mains connection.

SERVICES

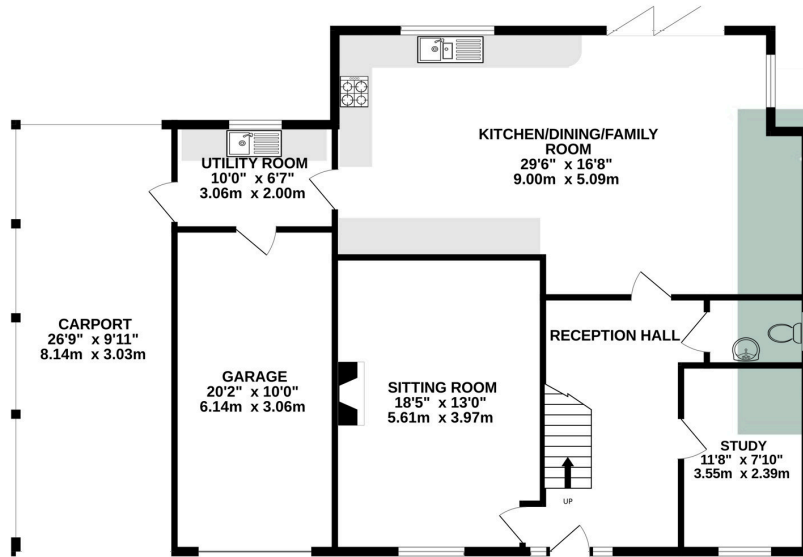
Mains water, Mains drainage via private pumping station, Gas fired central heating (under floor to ground floor and radiators to the first floor). There are Solar Panels and also the potential for battery storage as a later option at an additional cost. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



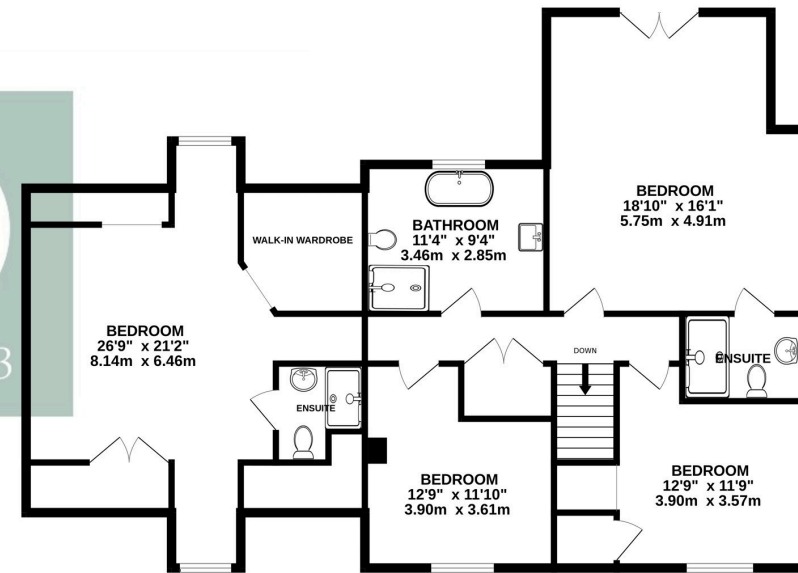


FLOOR PLAN

GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR
1288 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 2763 sq.ft. (256.7 sq.m.) approx.

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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