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Church Road, Ashmanhaugh, NR12 8YL

A Three Bedroom Semi-Detached Village Home!

GUIDE PRICE £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

VIEWS AND EXCEPTIONAL LIVING SPACE!

Situated in the village of Ashmanhaugh, this semi-detached home offers wonderful field views to the rear and impresses with its generous proportions throughout. Proving a blank canvas, the property holds immense potential. The ground floor features a welcoming entrance hall, a functional kitchen, a large utility room with a handy WC, and a spacious 17ft living room that opens into a bright and airy conservatory. Upstairs, there are three well-sized bedrooms, including a master with an en-suite shower room, and a family bathroom. This property provides an excellent canvas for creating a beautiful family home in a delightful rural setting!



“a spacious 17ft living room that opens into a bright and airy conservatory”



Overview

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- PICTURESQUE FIELD VIEWS TO REAR
- KITCHEN & LARGE UTILITY ROOM
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- 17FT LONG LIVING ROOM
- GROUND FLOOR WC & CONSERVATORY
- GENEROUSLY SIZED REAR GARDEN
- PREVIOUS PLANNING PERMISSION FOR TWO STOREY EXTENSION



Location

With a population of around 172 residents, Ashmanhaugh is small and charming village located about 20 km north-east of Norwich. From delightful local shops and cozy cafes to scenic trails and cultural attractions, Ashmanhaugh has something to captivate everyone.

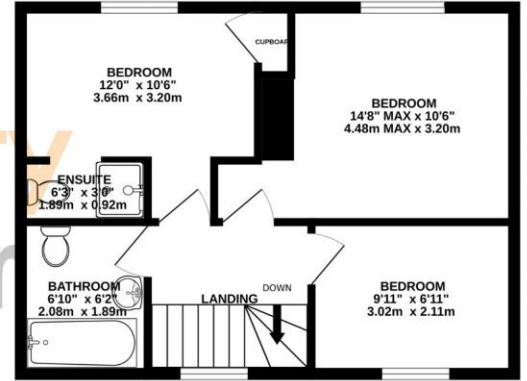
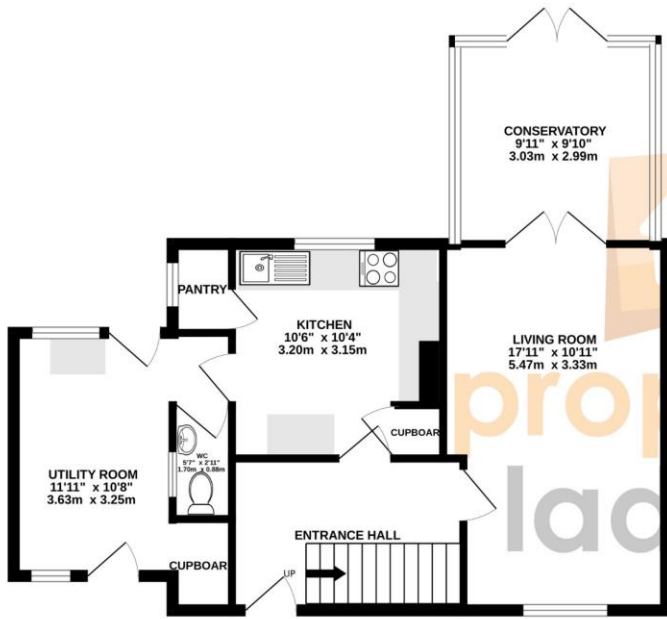


Outside

The property benefits from a large driveway, offering ample off road parking. The rear garden proves spacious, with a well maintained lawn, complemented by a paved patio area. The garden benefits from open field views, creating a serene backdrop and a true sense of privacy. Additional features include raised planting beds, and convenient large outbuilding. With its generous size and charming outlook, this outdoor space is a standout feature of the property.

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORTH NORFOLK

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC STORAGE HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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