



61 The Street
Ashwellthorpe
Norwich
NR16 1AA

Guide Price: £350,000





- Four bedroom detached house
- Private garden
- Driveway and two garages
- Lounge and separate Dining room
- Ground floor shower room
- First floor bathroom
- Garden room
- Kitchen and utility room

Location

Ashwellthorpe; a small village just 4 miles to the east of Wymondham and around 11 miles south of Norwich. The well served market town of Wymondham offers a range of restaurants, cafes, and shopping facilities. The area also benefits from excellent schooling. The village has a playgroup Bramble Bears at the old Village Hall which has seen three generations of children over the last 55 years and children from there often go to the nearby primary school in Wreningham. There is also Wymondham High and the 'outstanding' Ofsted rated Forncett St Peter Primary and Wymondham College close by. There are various transport links to Norwich, Cambridge, and London direct via the A11 and train stations at Wymondham, Diss and Attleborough.





The Property

This charming four-bedroom detached residence, formerly the village post office, presents an exceptional opportunity for those seeking a versatile family home. While the property would benefit from a full renovation, it offers immense potential to create a home tailored to your style and needs.

The ground floor boasts a welcoming hallway with a striking galleried landing, a spacious lounge featuring a characterful fireplace, a formal dining room, and a study/home office. Further highlights include a ground-floor shower room, a well-appointed kitchen, and a delightful garden room/boot room, complemented by a utility room and a convenient W.C.

Upstairs, the first floor offers four generously proportioned bedrooms and a family bathroom, completing the accommodation.

Outside

At the front of the property, there is a mature garden complemented by a sweeping driveway that provides access to two garages. The first garage, attached to the house, includes a personal door leading to the garden. The second garage/workshop is a spacious brick-built structure, fully equipped with power and lighting.

The rear garden primarily features a well-maintained lawn, bordered by a variety of shrubs that enhance its appeal.

Services

Mains electricity, water and drainage are connected to the property. An oil central heating boiler provides the domestic hot water and heating.

How to get there – What3words:
yell.practical.kiosk

Viewing

Strictly by appointment with TW Gaze.

Tenure:
Freehold

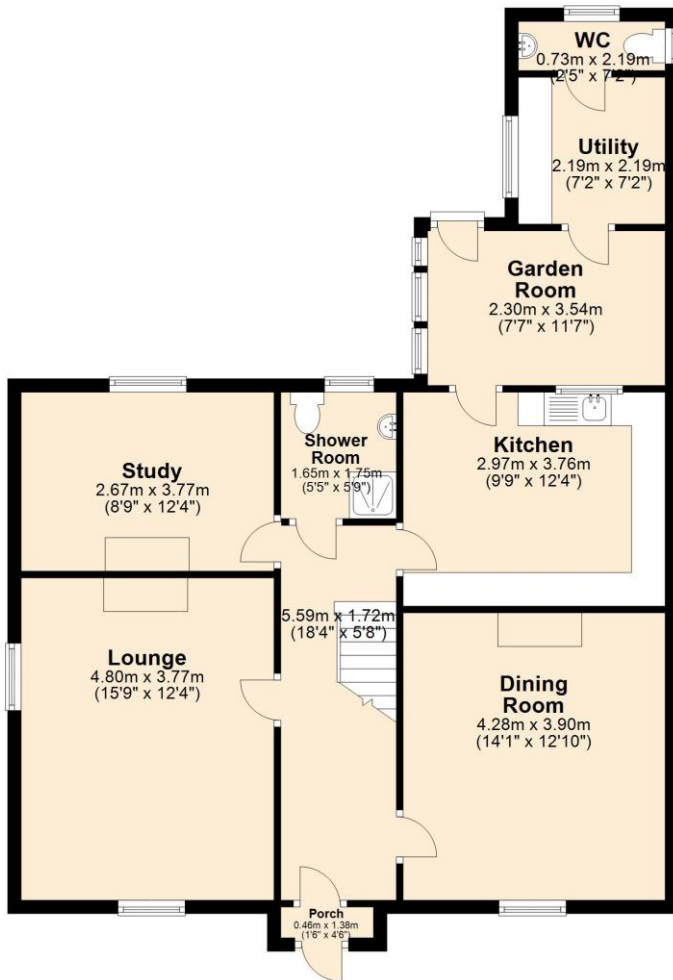
Council Tax Band: C

Ref: 2/19730

AWAITING EPC

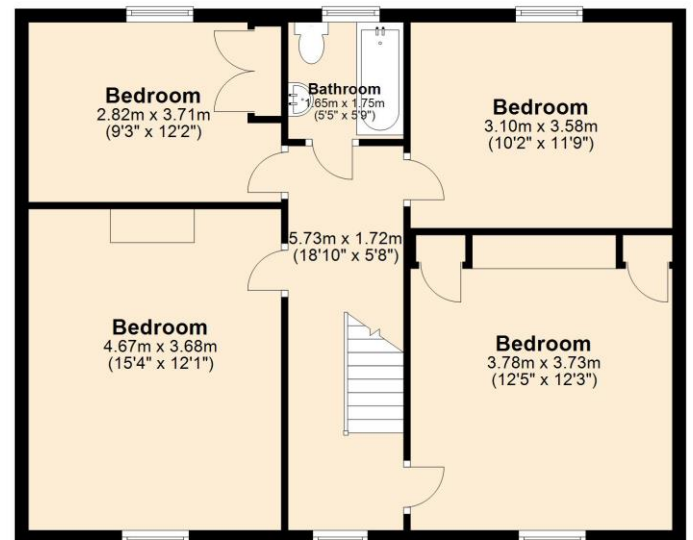
Ground Floor

Approx. 87.1 sq. metres (937.4 sq. feet)



First Floor

Approx. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 155.2 sq. metres (1670.3 sq. feet)

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