



3 Church Road, Aslacton, NR15 2JH
£400,000 (Freehold)



- * Semi detached house
- * Extended to rear
- * Three/four bedrooms
- * Open plan kitchen/diner/living room
- * Two further reception rooms
- * Luxury home finish throughout
- * Large driveway
- * Beautiful rear garden
- * Electric car charger and outdoor socket

Location...

Aslacton is a charming rural village and civil parish in South Norfolk, ideally situated between Norwich and Diss, and just a short distance from Long Stratton. Characterised by its tranquil agricultural landscape and historic architecture, the village boasts its own primary school and the notable St Michael's Church both within walking distance.

The village is well-connected to several key local hubs, with approximate distances as follows:

Long Stratton: 4.3 miles

Wymondham: 8.2 miles

Diss: 8.8 miles

Norwich: 15.6 miles

What3words:///coping.lyricism.status

The property...

A truly remarkable, refurbished, semi-detached house set in a quiet South Norfolk village, having a luxurious finish throughout and featuring a large single-storey extension.

The home offers approximately 1,200 square feet of accommodation. The hub of the home is an open-plan kitchen/diner/living room, featuring handleless units, Neff and Bosch appliances, and dual-aspect windows, along with a practical utility room and a downstairs W.C. Additionally, on the ground floor, there is a lounge and study (or bedroom four). Upstairs boasts three large bedrooms, with high-quality fitted wardrobes in bedrooms one and two, plus a contemporary bathroom suite.

The property has recently undergone quite a transformation, including being fully rewired, having a new central heating system, replacement of all windows and doors (internal and external), the extension and full refurbishment inside and out, showcasing high-quality workmanship and fantastic design throughout.

The property benefits from gas-fired central heating via a combination boiler, supplied by LPG. All external walls are insulated, plus there are good levels of insulation within the loft.

Outside, the property has a large brick-weave drive accommodating parking for several vehicles and an electric car charging point.. To the rear is a large garden, mainly laid to lawn, with a decking seating area and two sheds for storage.



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Kitchen/Diner/Living Room

- Luxurious fitted handleless units
- Stone-effect worktops and upstands
- Integrated appliances: eye-level Neff oven, Neff microwave, Neff induction hob, Faber extractor fan, and Bosch dishwasher
- Franke 1.5 bowl sink and drainer
- Wood-effect flooring

Utility Room

- Full-height cupboards with internal power points
- Plumbing for washing machine
- Wood-effect flooring

Bathroom

- High-quality sanitaryware
- Vanity unit and wall mirror
- Tiled walls by bath
- Bath with mixer taps and glazed shower screen
- Heated towel rail

Flooring

- Luxury vinyl in the hall, kitchen/diner/living room, W.C. and utility
- Tiled effect flooring in the bathroom
- Carpeting in all remaining rooms

Heating, Plumbing, Lighting, and Electrical

- Vaillant gas-fired combination boiler
- Underground LPG storage tank (located in the front garden)
- Mains Drainage
- Spotlights in the hall, kitchen/diner/living room, utility, W.C
- Generous electrical specification
- Heat alarm in the kitchen and integrated smoke alarms throughout
- In-wall cable trunking in the lounge for concealed TV wiring

Internal Features

- Glazed doors between the hall, kitchen and lounge
- Glazed French doors between the lounge and living room
- High levels of insulation throughout
- Wall-mounted fitted cupboards in the lounge
- Fitted wardrobes in bedrooms one and two

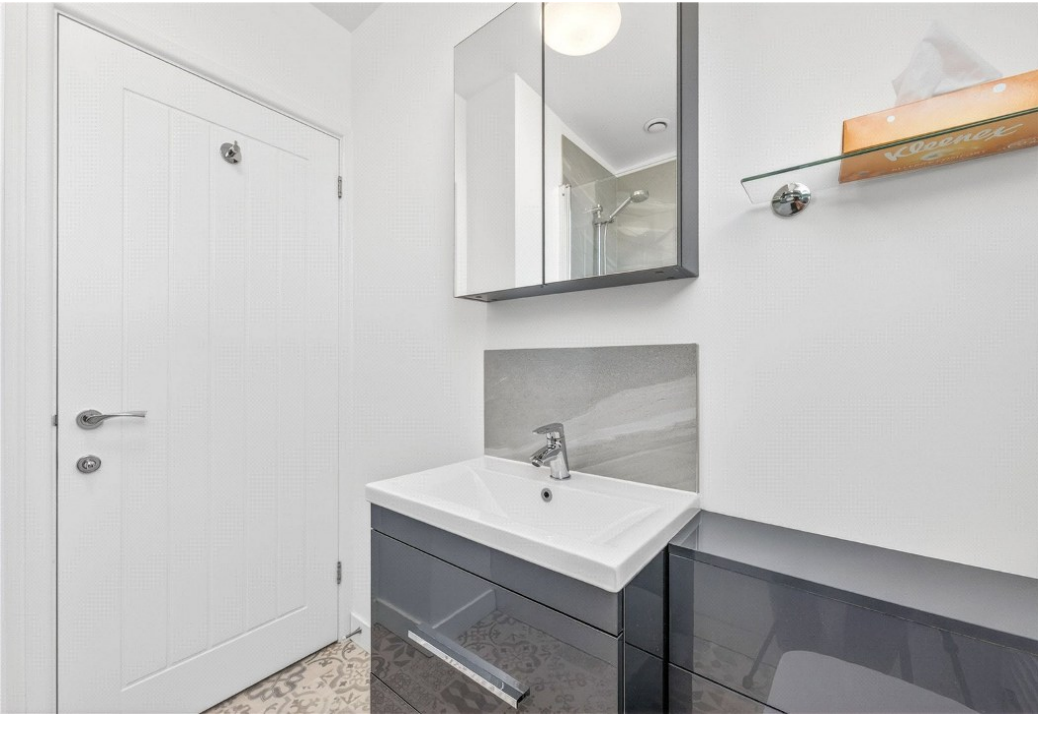
External Features

- Large decked areas to the rear
- Brick-weave pathway to the side and brick-weave driveway to the front
- Paved patio and lawned garden to the rear
- Shingle front garden
- Two timber sheds
- Outside tap and external lighting
- Slotted concrete post fencing to three sides of the rear garden
- Electric car charger and outdoor socket
- All vertical blinds included

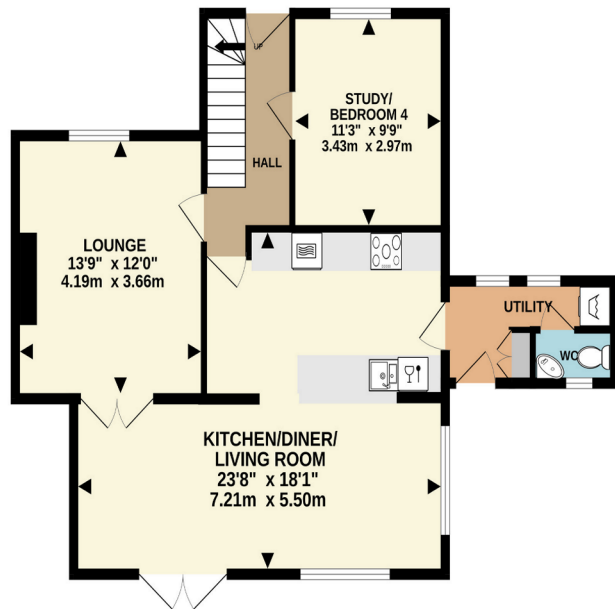
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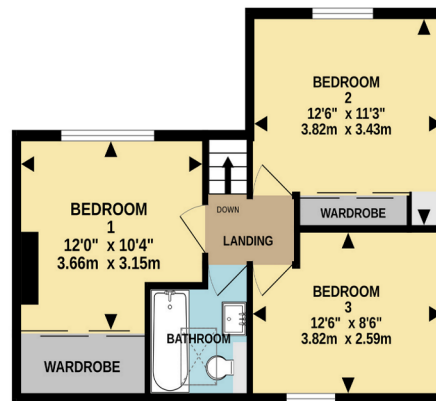




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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39-54	E		
21-38	F		
1-20	G		

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