

6 Goodrum Close, Ashwellthorpe, NR16 1FH
Guide £300,000-£325,000 Freehold





- 2020 Built Semi-detached house
- Three bedrooms
- 21 feet kitchen/diner
- Kitchen with Quartz worktops and integrated appliances
- Under floor heating on ground floor
- Air source heat pump
- Driveway with two tandem parking spaces
- West facing Garden backing onto fields

The Property....

This 2020 built semi-detached house has luxurious finishes throughout. Positioned at the end of a cul-de-sac, backing onto fields within a small development of around thirty one homes. The property benefits from three fairly evenly sized bedrooms, a large family bathroom, kitchen/diner, spacious living room, downstairs cloakroom with approximately 1012sqft of internal accommodation.

The hub of the home is the open plan kitchen/diner with quartz worksurfaces, shaker style units, chrome handles, integrated appliances, induction hob, field views and French doors to the garden and living room. The entrance hall, wc and kitchen/diner have ceramic tiled flooring, under floor heating throughout the ground floor, air source heat pump, contemporary tiling in the bathroom with rain fall shower above the bath and the principal bedroom has a large built-in wardrobe.

Outside the property benefits from a tar and chip driveway in front of the property with two tandem parking spaces. To the rear is a lawned garden backing onto open fields to really enjoy nature, shed, patio seating area which continues to the side with gated access to the front.

Ashwellthorpe is a popular quiet village within easy access of the main A11 and beyond to the south and Norwich city centre (approx 20 minutes by car). The rapidly expanding, yet charming historic market town of Wymondham is only four miles away and enjoys a full range of services. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely.

SPECIFICATION

Kitchen

- Integrated appliances including full width dishwasher, induction hob with extractor over, oven & washing machine.
- Shaker style fitted kitchen with chrome handles.
- Solid quartz worksurfaces with 100mm upstands.
- Inset stainless steel sink and drainer.
- Fully tiled ceramic flooring.

Bathroom

- Tiling to walls originally supplied by Porcelanosa, including shelved recesses and feature walls.
- RAK Ceramics white sanitaryware with chrome
- Bristan towel rail & rainfall shower head above the bath.

General

- Tiled floor tiles originally supplied by Porcelanosa to hallway, kitchen/diner and wc
- Laminate flooring in living room
- Recessed downlighters to ground floor area.
- Oak Veneer heavyweight internal doors throughout.
- Chrome ironmongery.
- Master bedrooms fitted with built-in wardrobe.
- Cat 6 data points to all rooms.
- Mitsubishi EcoDan Air Source Heat Pump with underfloor heating to downstairs areas, radiators upstairs and individual room controls.

External

- Solid stone patios and pathway to side.
- Close-board fencing to rear and side and gate.
- Tar & Chip finished driveway, external lighting & outside tap to rear patio.





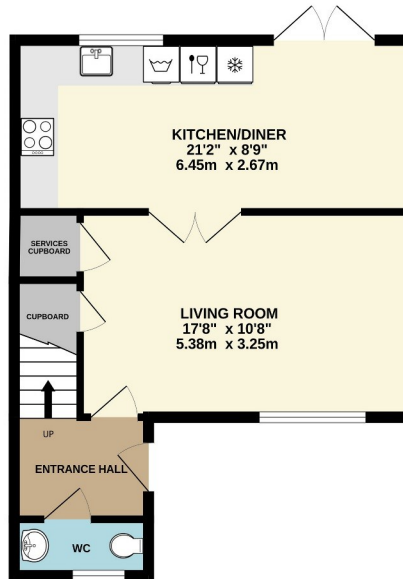




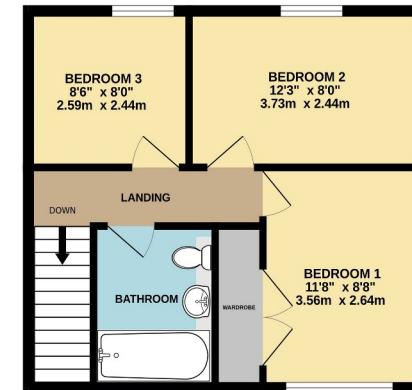
South Norfolk Council Tax Band C

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GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co- operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

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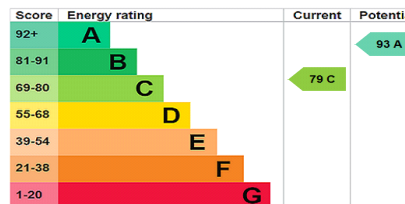
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