



26a Station Road, Aslacton

Guide Price £375,000 - £400,000

26a Station Road

Aslacton, Norwich

Indulge in the epitome of contemporary rural living with this exquisite detached bungalow, that was built and individually designed just two years ago. Sitting in the village of Aslacton, this immaculate property offers a superior standard of living, showcasing premium fixtures and fittings tailored to a modern family lifestyle. Highlighting a grand reception room accentuated by a wood-burning stove, a well-equipped kitchen, three double bedrooms, a private en-suite and a family bathroom, complemented by a landscaped garden and an expansive driveway, with a detached garage. Don't miss the chance to acquire this home and experience the perfect balance of modern luxury with rural charm.

Location

The property is set back from the road, within in the picturesque village of Aslacton, surrounded by rural landscapes on the southern edge of Norfolk, offering a serene and peaceful setting. Aslacton is closely connected to the charming village of Great Moulton and is located near Long Stratton, just four miles to the east. Long Stratton provides a range of essential amenities, including shops, cafes, schools and healthcare facilities. The historic market town of Diss lies eight miles to the south, offering a broad selection of services and the convenience of a mainline railway station with regular connections to London Liverpool Street and Norwich.



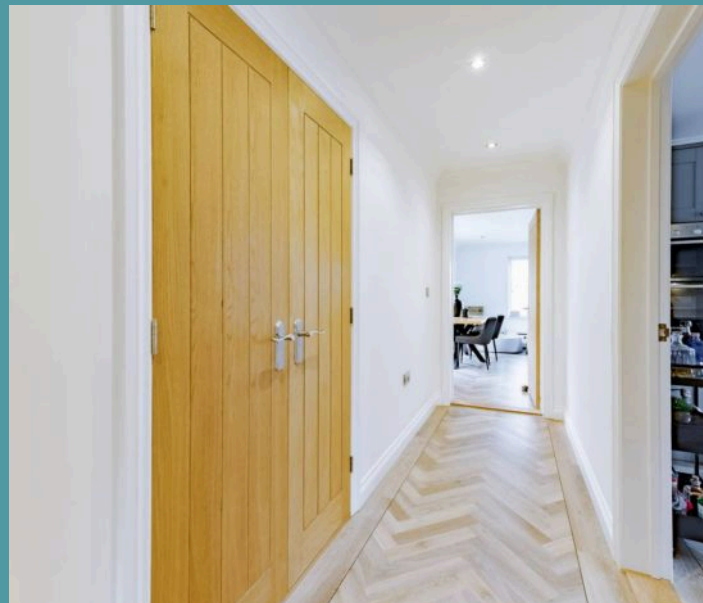


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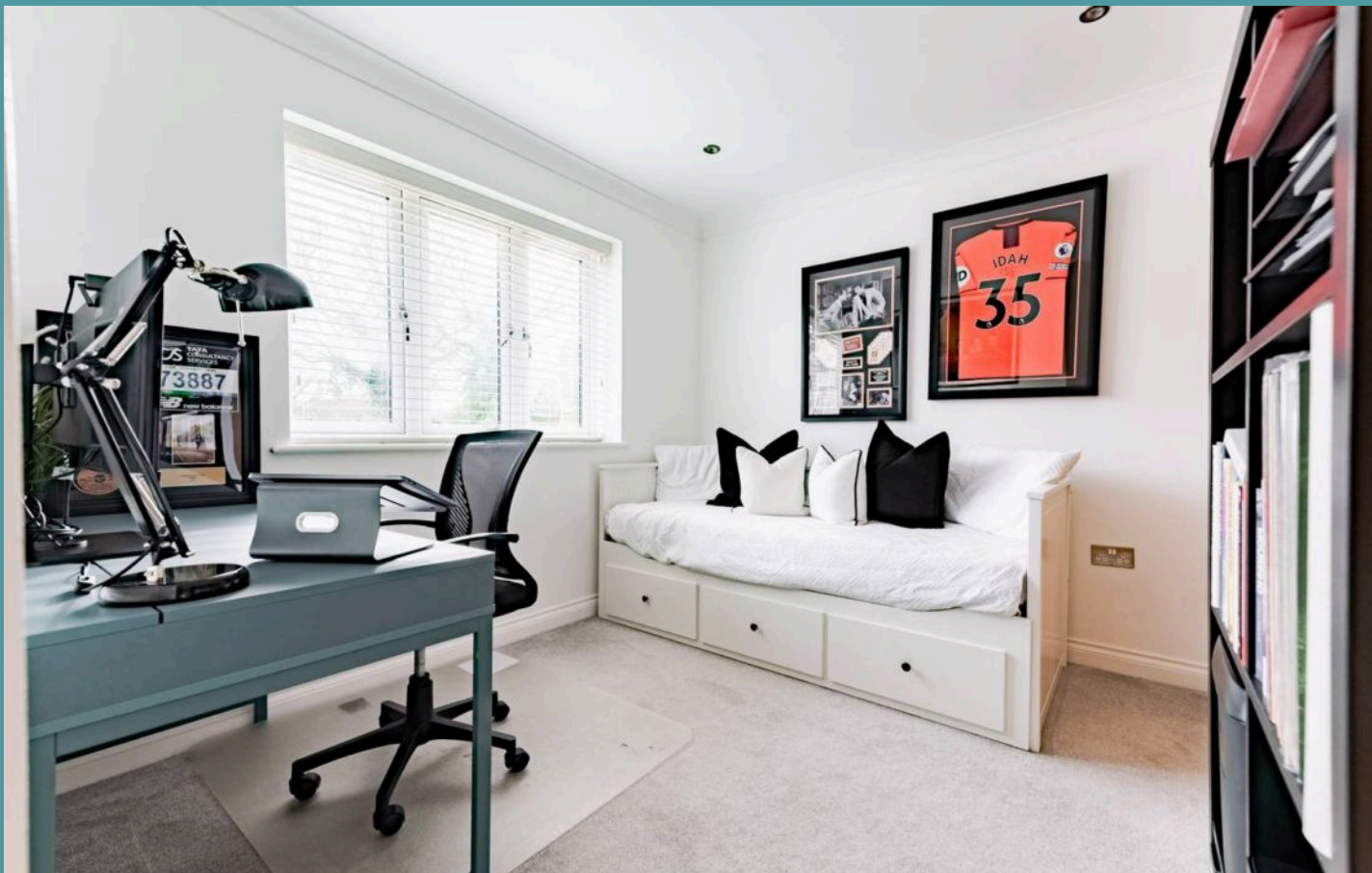
Aslacton, Norwich

Upon entering, you are greeted by a grand reception room flooded with natural light, creating a warm and inviting ambience. The focal point of the room is a sleek contemporary wood-burning stove, providing both a visual centrepiece and a functional heat source, ideal for cosy evenings of relaxation or lively entertaining with friends and family.

The heart of the home lies in the equipped kitchen, with modern wall and base units with quartz worktops, complemented by quality integrated appliances, including Bosch four ring electric hob and extractor above, that make meal preparation a pleasure. Ample storage space ensures organisation, while the sleek design enhances the overall aesthetic.



The bungalow offers three double bedrooms, each thoughtfully designed to provide comfort and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine, while the additional bedrooms share a family bathroom, complete with high-quality fixtures and fittings, including a three-piece suite.

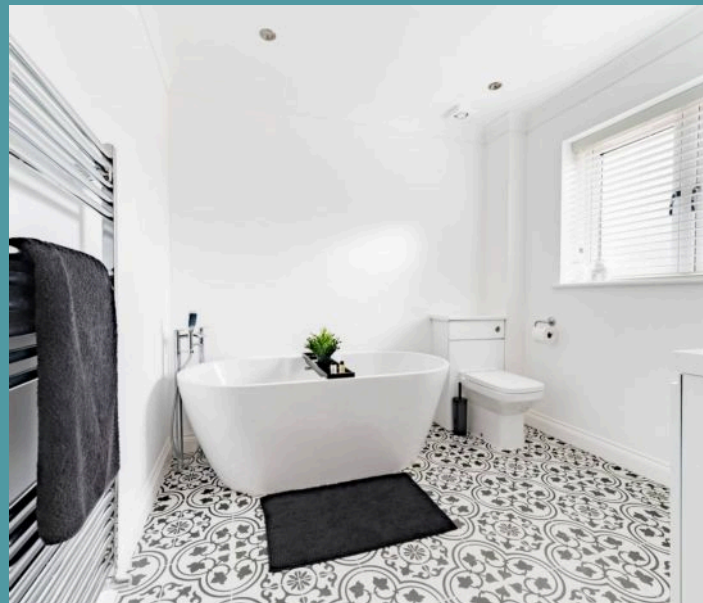


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In the pursuit of sustainable living, the property is equipped with an energy-efficient air source heat pump and underfloor heating system, complemented by high thermal insulation levels, ensuring reduced energy consumption and maintenance costs. This eco-friendly design not only enhances the comfort of living but also reduces the environmental impact.

The outside is equally as impressive, with a landscaped west-facing garden that wraps around the property, providing a serene space for outdoor enjoyment. A large entertaining patio area offers the perfect spot for al fresco dining, summer bbqs or simply relaxing in the sunshine, allowing you to fully embrace the beauty of the outdoors. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is an expansive gravelled driveway, providing ample off-road parking for residents and visitors. A detached garage with an electric roller door offers secure storage for vehicles and additional belongings.





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Agents notes

We understand that this property is freehold. Connected to mains water, electricity and drainage.

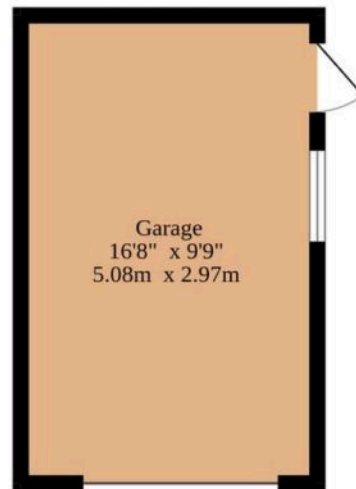
Heating system - Air source heat pump and underfloor heating.

Herringbone flooring throughout.

Council Tax Band: D

- Built and individually designed two years ago, is this exquisite detached bungalow situated in the village of Aslacton
- Presented to an impeccable standard with premium fixtures and fittings throughout
- Energy efficient air source heat pump and underfloor heating with high thermal insulation levels resulting in reduced energy consumption and maintenance costs
- Grand reception room filled with an abundance of natural light, accentuated by a contemporary wood-burning stove, inviting relaxation and entertaining
- Kitchen equipped with modern wall and base units, quality integrated appliances and plenty of storage space, to enhance your cooking experience
- Three double bedrooms, a private en-suite and a luxury family bathroom
- Landscaped west-facing garden that wraps around the property, with a large entertaining patio area for your outdoor seating arrangements
- Expansive gravelled driveway providing ample off-road parking and a detached garage with an

Ground Floor
991 sq.ft. (92.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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