

3 Browne Close, Ashwellthorpe

£300,000 - £325,000 Freehold

Within a quiet rural setting on a private road, you'll find this well-presented 3-bedroom semi-detached house, which offers a harmonious blend of modern elegance and practical design. Built in 2020 and boasting the remainder of a 10-year NHBC warranty, this inviting property is an epitome of contemporary living, thoughtfully crafted to cater to the most discerning tastes.

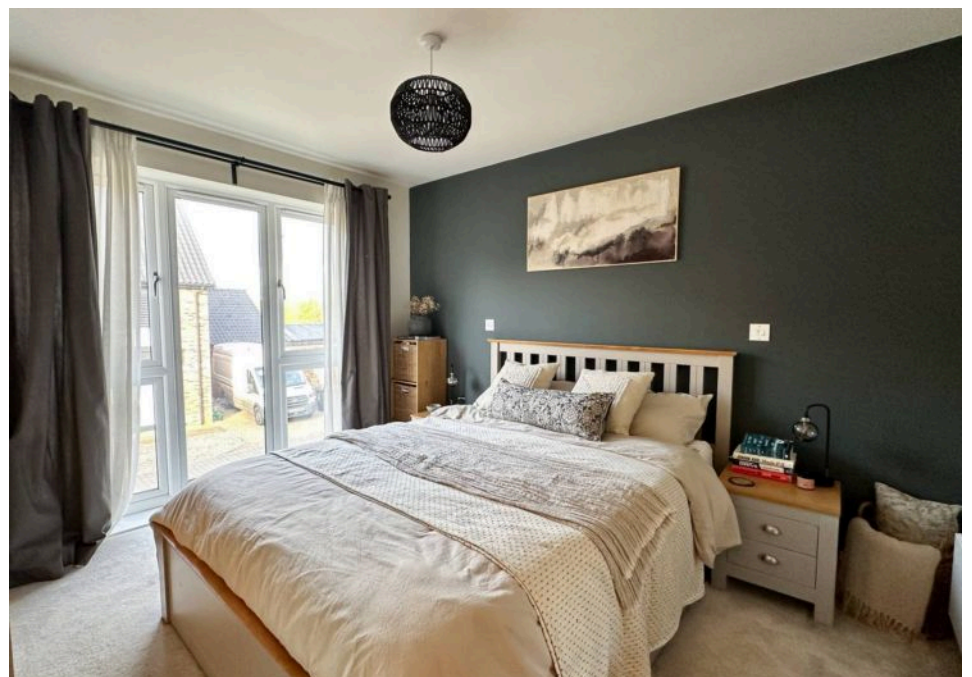
Location

Nestled in the heart of South Norfolk, Ashwellthorpe is a small, semi-rural village ideal for someone who is looking to live in an idyllic countryside. With the pretty All Saints Church set in the centre of this beautiful rural community, there are many country lanes and open fields, providing perfect country walks for dog walkers or hikers, including Lower Wood, an ancient woodland recorded in the Domesday book. Within 3 miles is the bustling medieval market town of Wymondham, which is steeped in history and particularly well served with a range of public houses & restaurants, as well as excellent shopping facilities. Wymondham is also known for the quality of its schooling, from nursery up to secondary, including the nationally renowned Wymondham College.



Browne Close

Upon entry, a welcoming hall leads you into the ground floor WC before transitioning seamlessly into the living room. This inviting space is illuminated by a front-facing window and offers convenient understair storage. Beyond lies the heart of the home, a modern kitchen/dining room equipped with a Symphony kitchen.



The sleek quartz worktops and integrated AEG appliances enhance both the aesthetics and functionality of the space, catering to culinary aspirations with a touch of practical elegance.

The property benefits from underfloor heating on the ground floor, ensuring comfort and warmth throughout. Upstairs, the three double bedrooms await, with the main bedroom featuring built-in wardrobes for ample storage. The family bathroom, adorned with Porcelanosa ceramic tiles, provides a sanctuary for relaxation and rejuvenation.

Efficiency and sustainability are at the forefront, with a Mitsubishi EcoDan air source heat pump providing warmth and reducing environmental impact. Outside, the south-facing garden basks in excellent sun exposure, while an extended private patio area and raised sun deck further amplify the outdoor experience, providing peaceful retreats amidst lush surroundings.

Conveniently, a car port with parking for three vehicles ensures ample space for vehicles. Tranquillity, modernity, and functionality converge seamlessly in this meticulously designed property on the outskirts of town. With its thoughtful layout and contemporary amenities, this semi-detached house stands as a testament to refined country living. Indulge in the tranquillity and comfort of this exceptional property, where modern conveniences meet rural charm.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

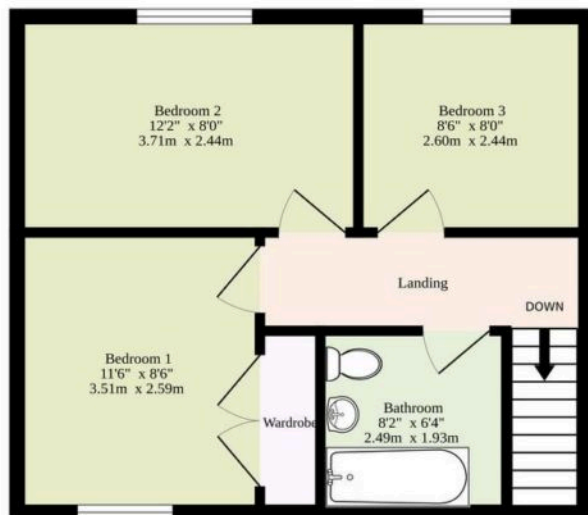
EPC Environmental Impact Rating: C



Ground Floor
419 sq.ft. (38.9 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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