



The Firs Mill Road, Ashby St. Mary

Offers in Region of £425,000



# The Firs Mill Road

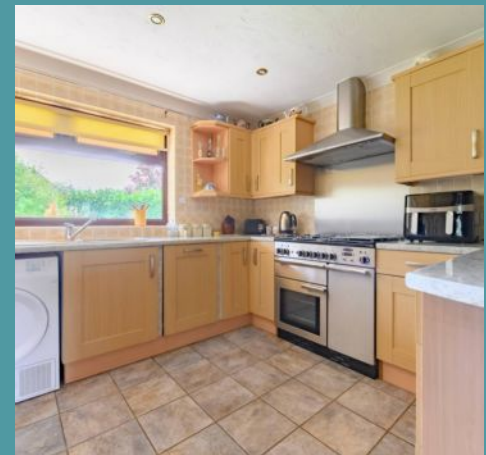
## Ashby St. Mary, Norwich

Set on a generous plot in this scenic Norfolk village, this spacious bungalow offers immense potential to extend or renovate (stpp) and create your perfect home. Featuring a bright, flexible garden room, a large L-shaped sitting area, two double bedrooms, including one with an en-suite/WC, and a well-equipped kitchen with a Rangemaster oven, this property combines comfort with practicality. Outside, enjoy a beautifully maintained private garden, ample off-road parking, and a double garage. Don't miss this chance to embrace peaceful village living with plenty of room to grow.

### Location

Ashby St. Mary is a rural village positioned in the heart of South Norfolk, approximately 6 miles southeast of the historic city of Norwich. It is surrounded by several quaint villages including Yelverton to the north, Roydon to the west, and Hedenham to the south, all within easy reach by local country roads. The nearby market town of Loddon, about 5 miles to the south, offers a range of shops, supermarkets, cafes, and essential services, making it a convenient hub for daily needs. While Ashby St. Mary itself is predominantly residential and agricultural, residents benefit from close proximity to schools such as Loddon Primary School and Hobart High School in Loddon, as well as healthcare facilities including Loddon Health Centre and further specialist services in Norwich.

Transport links are accessible via the A146, which connects Norwich to Lowestoft, providing straightforward road travel; regular bus services run between Norwich and Loddon, ensuring public transport access for commuting and leisure. For nature lovers and boating enthusiasts, the nearby Norfolk Broads, particularly the areas around Loddon and the River Chet, offer extensive waterways, walking paths, and wildlife watching opportunities. The Broads National Park is a short drive away, providing a scenic escape with its unique wetland habitats and







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Step inside through a welcoming entrance hall that leads seamlessly to a spacious, L-shaped sitting room. This inviting space is perfect for both relaxing family evenings and entertaining guests, bathed in natural light and designed to maximize comfort.

Adjacent to the sitting room is a bright and airy garden room, beautifully framed by a vaulted ceiling. This flexible space offers versatility to serve as a home office, an additional reception room, or a formal dining area, adapting perfectly to your lifestyle needs.

The kitchen/dining room is well-appointed with a comprehensive range of cabinetry and features a high-quality Rangemaster oven. Ample under-counter space is thoughtfully provided for appliances, along with generous storage options, making it both functional and stylish for everyday cooking and dining.

Accommodation comprises two spacious double bedrooms. The principal bedroom benefits from built-in wardrobes, providing excellent storage, while the second bedroom enjoys the convenience of a private en-suite WC, adding an extra layer of comfort and privacy. The family bathroom is generously sized and includes a four-piece suite, designed to meet the needs of modern family living.





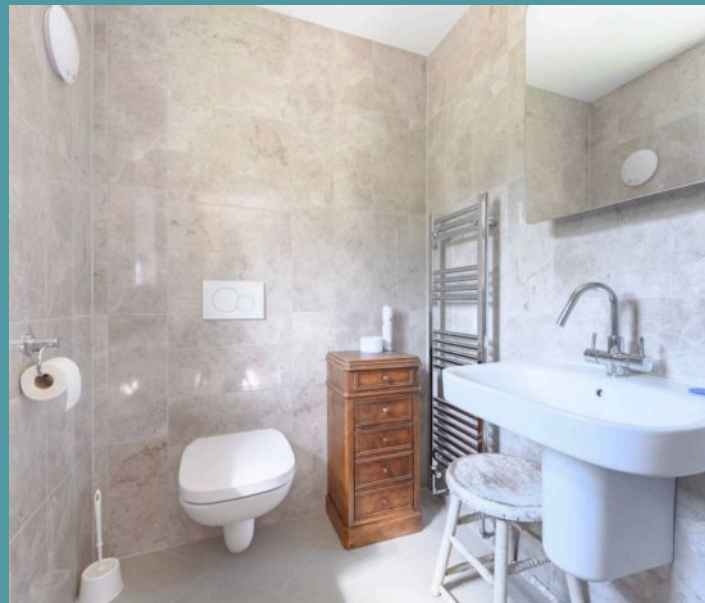
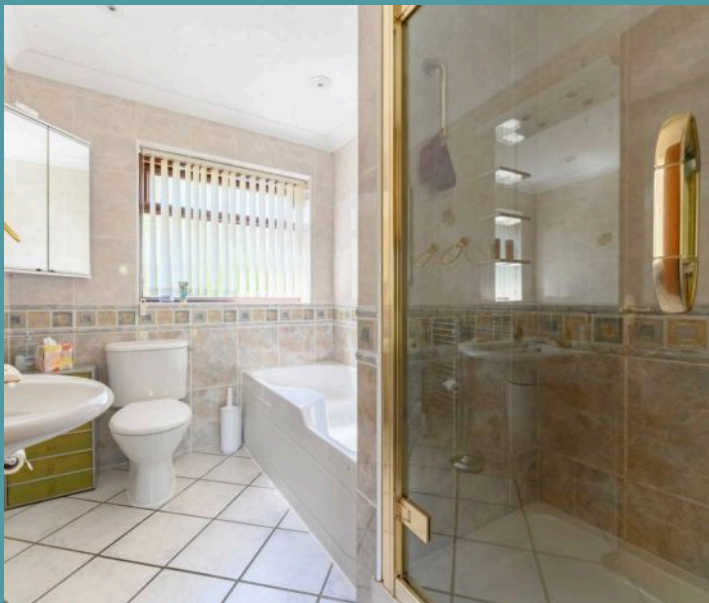


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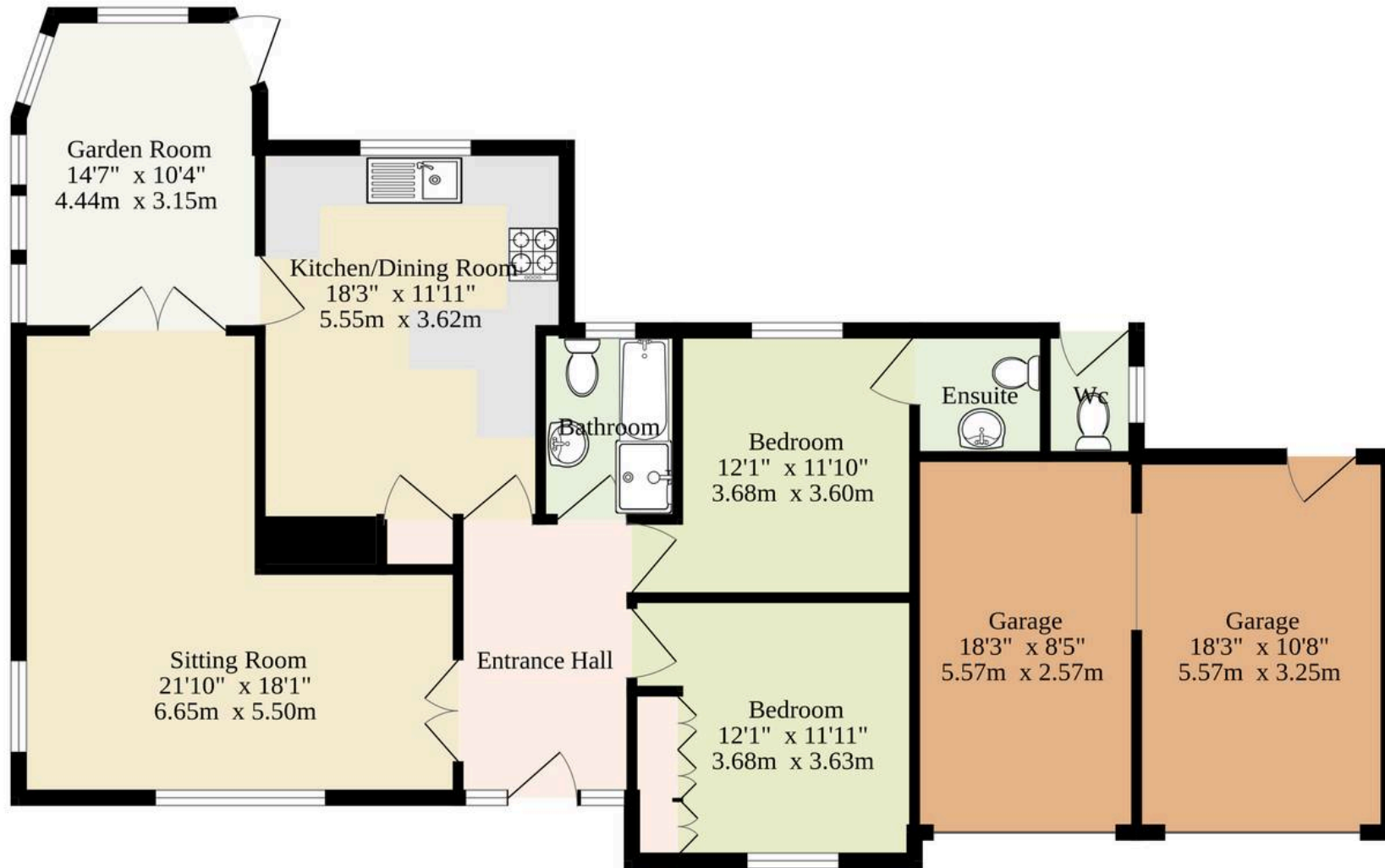
Externally, the property offers an expansive and private garden, meticulously maintained with a laid-to-lawn, a charming patio perfect for outdoor dining and entertaining, well-planted flower beds, and a delightful summerhouse. A large driveway offers ample off-road parking, complemented by a double garage that provides further storage solutions or workshop space.

- Detached bungalow set on a generous size plot in the quaint Norfolk village of Ashby St. Mary
- Huge amount of potential to extend or renovate (stpp)
- Spacious L-shaped sitting room inviting relaxation and entertaining
- Light-filled garden room framed by a valued ceiling, creating a flexible space with the option to be a home office, a reception room or a dining room
- Kitchen/dining room equipped with a range of cabinetry, a Rangemaster oven, under-counter areas for appliances and storage space
- Two double bedrooms, one with built-in wardrobes and the other with a private en-suite/WC
- A family bathroom comprising of a four-piece suite
- Expansive and private garden that is well-maintained, with a laid to lawn, a patio area, planted beds and a summerhouse
- Large driveway providing ample off-road parking and a double garage for storage options
- Rural location in the Norfolk countryside, with scenic walks, village amenities and the broads



# Ground Floor

1586 sq.ft. (147.3 sq.m.) approx.



Sqft Includes The Garages

TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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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