



40 Ashby Road, Norwich

Norwich



Minors & Brady

40 Ashby Road

Norwich

Tucked away on a generous corner plot, this beautifully modernised family home offers over 2,000 sq. ft. of versatile accommodation in a peaceful residential setting. Thoughtfully improved by the current owners, the property combines spacious living areas with stylish, contemporary finishes throughout. The impressive open-plan kitchen/dining room forms the heart of the home, featuring neutral fitted units, space for a large range cooker and French doors opening onto the garden. A large sitting room, useful utility room with WC and four well-proportioned bedrooms make the property perfectly suited to family life. The principal bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, established yet low-maintenance gardens, ample off-road parking and a detached garage complete this fantastic home.

- Tucked away in a quiet residential setting
- Occupying a generous corner plot
- Beautifully modernised throughout
- Approx. 2,040 sq. ft. of accommodation
- Open-plan kitchen/dining room with French doors
- Neutral fitted kitchen with space for a large range cooker
- Large sitting room ideal for family living
- Four well-proportioned bedrooms
- Modern en-suite and family bathroom
- Ample off-road parking and detached garage with established, low-maintenance gardens



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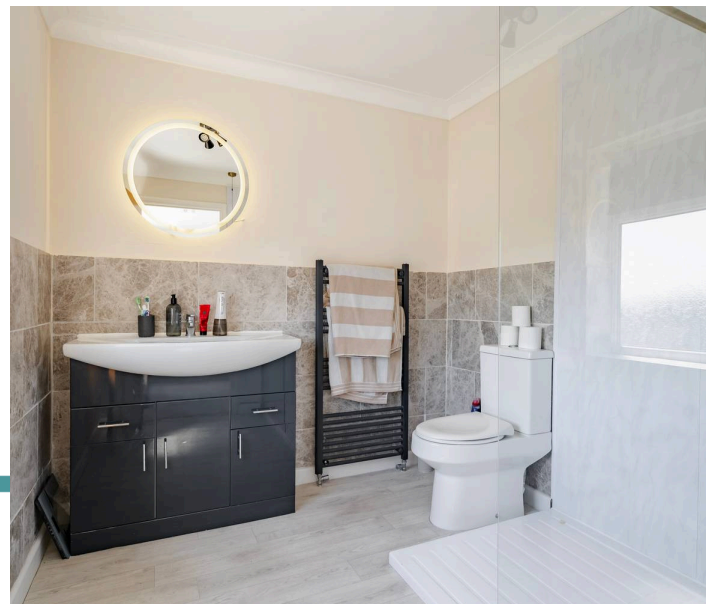
Norwich

The Location

Thurton is a well-regarded South Norfolk village that offers an attractive balance of rural living and everyday convenience. Surrounded by open countryside, the village enjoys a peaceful setting whilst remaining within easy reach of both Norwich and the nearby market town of Loddon. Local amenities include a village primary school, village hall and public house, contributing to a strong sense of community and making the area particularly appealing to families and those seeking a more relaxed pace of life.

The historic market town of Loddon, located approximately three miles away, provides a wider range of day-to-day facilities including supermarkets, independent shops, cafés, public houses, healthcare services and schooling. The nearby Norfolk Broads, renowned for their beautiful waterways and scenic landscapes, offer excellent opportunities for boating, walking, cycling and wildlife observation.

Norwich, approximately eight miles to the north-west, provides an extensive selection of shopping, dining, entertainment and cultural attractions, including the historic city centre, theatres, museums and a mainline railway station with services to London Liverpool Street. The village is also well placed for accessing the A146, providing convenient road links to Norwich, Lowestoft and the wider region.



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Ashby Road, Norwich

Occupying an attractive corner plot within a quiet and well-established residential area, this beautifully presented family home has been thoughtfully modernised by the current owners to create a stylish and versatile living space extending to approximately 2,040 sq. ft. Offering generous accommodation throughout, ample off-road parking, a garage, and a mature yet low-maintenance garden, this is a property perfectly suited to modern family life.

The home is approached via a welcoming entrance hallway, finished in neutral décor which immediately creates a bright and inviting first impression. Wooden internal doors throughout add warmth and character, while the spacious layout allows for excellent flow between the principal living areas.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, providing an excellent space for both everyday living and entertaining. Fitted with a range of neutral units complemented by a tiled splashback, the kitchen offers ample storage and workspace, together with space for a large range-style cooker.

The dining area enjoys an abundance of natural light and benefits from French doors which open directly onto the garden, seamlessly connecting the indoor and outdoor living spaces during the warmer months.



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Complementing the kitchen is a particularly useful utility room, providing additional storage and practical workspace, as well as access to a convenient ground floor WC.

The generous sitting room is a wonderful family space, offering excellent proportions and plenty of room for a variety of furniture arrangements. The neutral presentation continues throughout, creating a comfortable and welcoming environment for relaxing and entertaining alike.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own modern en-suite shower room, providing a private and contemporary retreat. The remaining bedrooms are served by a well-appointed family bathroom, making the layout ideal for growing families or those requiring guest accommodation.

Externally, the property continues to impress. Situated on a desirable corner plot, the established gardens provide an attractive backdrop to the home while remaining relatively low maintenance, allowing buyers to enjoy the outdoor space without extensive upkeep. There is ample off-road parking and a detached garage, providing practical storage and secure parking solutions.

Combining generous living accommodation, modern updates, a sought-after corner plot position and excellent family-friendly spaces both inside and out, this is a superb home in a peaceful location that must be viewed to be fully appreciated.

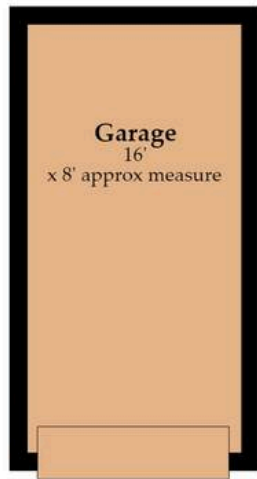
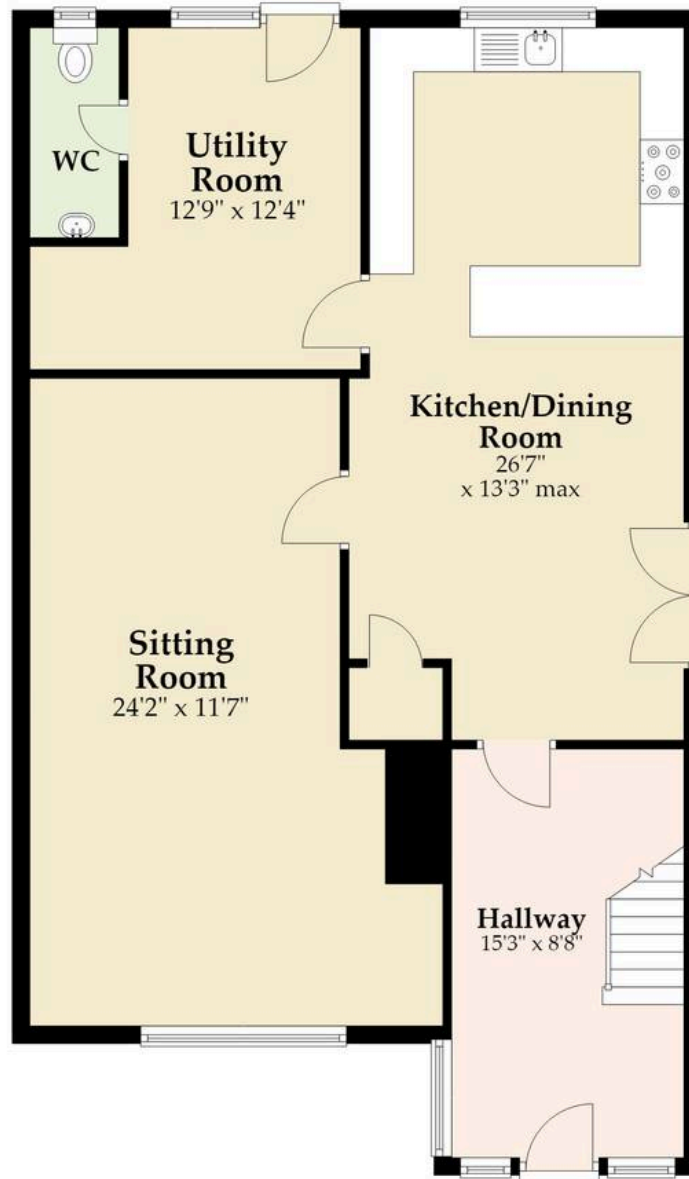
Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.

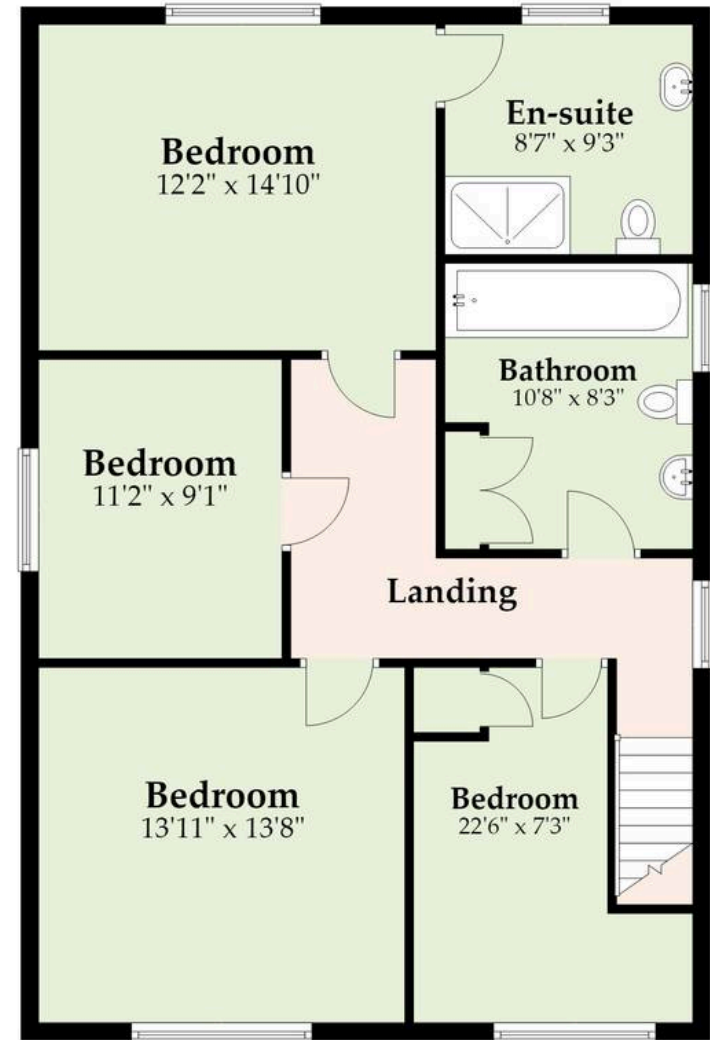


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Ground Floor
Approx. 1084.8 sq. feet



First Floor
Approx. 956.0 sq. feet



Total area: approx. 2040.8 sq. feet



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.

Plan produced using PlanUp.

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Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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