



Mill Road, Ashby St. Mary, Norwich

Guide Price £615,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Brand New Bespoke Barn Style Property
- ✓ 2080 Sq ft (stms)
- ✓ 34' Open Plan Sitting Room, Dining & Kitchen
- ✓ High Specification Kitchen with Appliances
- ✓ Four Double Bedrooms
- ✓ Master with En Suite
- ✓ Double Garage & Driveway
- ✓ Landscaped Plot

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This BRAND NEW detached BESPOKE BARN STYLE HOME has been completed to the HIGHEST of SPECIFICATIONS by Fyebridge Ltd, with ATTRACTIVE VIEWS, and over 2080 Sq ft of accommodation including a 34' OPEN PLAN LIVING SPACE. Set back from the road, a LANDSCAPED DRIVEWAY offers PARKING and access to the DOUBLE GARAGE with electric door. Stepping inside a CONTEMPORARY FINISH has been achieved, with UNDER FLOOR HEATING and an Air Source Heat Pump system, and uPVC DOUBLE GLAZING with FULL HEIGHT WINDOWS to front and rear. The ENTRANCE HALL offers a WELCOMING GREETING SPACE with OAK EFFECT FLOORING, and STEPS LEADING to the OPEN PLAN sitting room with WOOD BURNING STOVE, dining area and KITCHEN with COMPOSITE WORK SURFACES and INTEGRATED SMEG APPLIANCES. A utility room, cloakroom and FAMILY BATHROOM with BATH and SHOWER lead from the main hall, with FOUR DOUBLE BEDROOMS including the MASTER with EN SUITE. The gardens are being LANDSCAPED with PATIOS and LAWNED AREAS.

LOCATION

Situated just off the A146, the rural village of Ashby St Mary is extremely convenient for access to Norwich. Some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7BN), but to help you...Leave Norwich on the A146 heading South. Pass the turnings for Bramerton, Poringland and Hellington. Proceed towards Thurton, heading down the hill, turning left on to Ashby Road, before the speed camera. The road becomes Mill Road, where the property can be found on your right hand side, indicated by our for sale board.

Set back from the road, a sweeping shingle entrance leads to a generous driveway, with ample turning space leading to the double garage. Raised beds have been created to offer an attractive outlook with planting, seeded lawn and hard standing pathways leading to the front and rear. LED spotlighting has been introduced to the front fascias, highlighting the attractive design during the evening. The solid oak front entrance porch leads to the main door.

Solidor Composite entrance door to:

RECEPTION HALL

Offering a warm and welcoming entrance with oak effect luxury vinyl flooring and under floor heating under foot, uPVC double glazed window to front, telephone point, alarm control panel, thermostat heating control, doors to all bedrooms, bathrooms and utility room, loft access hatch and recessed LED spot lights, contemporary glass & solid oak staircase in an oil finish to:



OPEN PLAN LIVING SPACE

34' 7" x 19' 6" (10.54m x 5.94m) Merging contemporary living with attractive garden views, this open plan space offers ample room to entertain, dine and relax. Set under a high level ceiling with recessed LED spot lights, oak effect luxury vinyl flooring extends throughout with under floor heating under foot.

SITTING AREA

Centred around the free standing contemporary Contura wood-burning stove and black honed granite hearth, with oak effect luxury vinyl flooring and under-floor heating, uPVC double glazed window and feature full height corner window offering a dual aspect, remote controlled lighting system, television and Cat6 network data points.

DINING AREA

Located to the middle of the room with uPVC double glazed French doors to both sides, opening up to patio areas, with oak effect luxury vinyl flooring and under-floor heating.

KITCHEN/BREAKFAST AREA

Offering a high specification stylish 'Masterclass' kitchen with a fitted range of wall and base level units finished in Sutton Scotts Grey & Madoc Mayfield Oak with handles, with composite work surfaces, and inset 'Smeg' one and a half bowl sink with contemporary chrome mixer tap, coloured glass splash backs, inset 'Smeg' four zone electric induction hob with extractor fan, built-in 'Smeg' Linea Pyrolytic Multi Oven and 'Smeg' Linea Combination Oven, oak effect luxury vinyl flooring with under floor heating, integrated 'Smeg' warming drawer, fridge, freezer and dishwasher, integrated wine cooler, built-in breakfast bar, integrated waste bin with recycling facility, uPVC double glazed windows to side x2.

UTILITY ROOM

8' 3" x 6' 6" (2.51m x 1.98m) Offering a fitted range of wall and base level units with oak wood work surfaces, and inset 'Smeg' stainless steel sink and drainer unit with contemporary chrome mixer tap, space for washing machine and tumble dryer, oak effect luxury vinyl flooring with under-floor heating, uPVC double glazed window to rear, electric fuse box, under floor heating controls, water softener, thermostat heating control, recessed LED spot lights.

BEDROOM/STUDY

10' 4" x 10' 2" (3.15m x 3.1m) Luxury fitted carpet with under-floor heating, uPVC double glazed full height windows to rear overlooking the patio and gardens, high level television point and Cat6 network data point, thermostat heating control.

MASTER BEDROOM

19' 2" x 12' 2" Max. (5.84m x 3.71m) Luxury fitted carpet with under-floor heating, uPVC double glazed full height windows to front x2 overlooking the driveway and front gardens, high level television point and Cat6 network data point, thermostat heating control, door to:

EN SUITE

Frontline three piece contemporary suite with soft matt white furniture comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage drawers and mixer tap, double shower cubicle with Mira digitally controlled twin head rainfall shower with warm up mode, Silvabirch porcelain tiled splash backs and flooring with under-floor heating, wall mounted back-lit vanity mirror, uPVC obscure double glazed window to front, chrome heated towel rail, recessed LED spot lights and extractor fan.





STARRINGS
&
WATSON



STARRINGS
&
WATSON



DOUBLE BEDROOM

14' 10" x 9' 9" (4.52m x 2.97m) Luxury fitted carpet with under-floor heating, uPVC double glazed full height windows to side overlooking the gardens, high level television point and Cat6 network data point, thermostat heating control.

CLOAKROOM

Frontline two piece suite with walnut furniture comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage drawers and mixer tap, tiled splash backs, oak effect luxury vinyl flooring with under-floor heating, extractor fan.

FAMILY BATHROOM

Frontline four piece contemporary suite with soft matt white furniture comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage drawers and mixer tap, double ended panelled bath with mixer tap, double shower cubicle with Mira digitally controlled twin head rainfall shower with warm up mode, contemporary Mokara porcelain tiled splash backs and flooring with under-floor heating, wall mounted back-lit vanity mirror, uPVC obscure double glazed window to side, chrome heated towel rail, recessed LED spot lights and extractor fan.

DOUBLE BEDROOM

14' 10" x 13' (4.52m x 3.96m) Luxury fitted carpet with under-floor heating, uPVC double glazed window and feature full height corner window offering a dual aspect, high level television point and Cat6 network data point, thermostat heating control.

OUTSIDE REAR

The rear garden will be fully landscaped, offering a generous patio leading from the open plan sitting room. The patio offers attractive views across the garden, which offers a central lawn wrapping around the property. Raised beds and a high level wall separate the two properties, with access leading to the front and side. Potential exists to introduce further planting, whilst trees can be found to the opposite boundary, creating a fantastic wildlife garden. Outside power and water supplies are installed.

DOUBLE GARAGE

18' 9" x 18' 0" (5.72m x 5.49m) Electric up and over door to front, uPVC double glazed window to rear, uPVC double glazed door to side, power and lighting.

AGENTS NOTE

Construction Notes

- Exterior is a mix of Vandersanden Cottage Mix bricks and black timber cladding.
- Traditional construction of brick & blockwork wall, cavity filled with mineral wool insulation.
- Roof tiles are Sandtoft Neo Antique Slate clay pantiles.
- Brett Martin Cast Iron Style uPVC guttering & rainwater pipes.
- Deceuninck uPVC Flush Sash double glazed windows in Agate Grey outside/white inside with satin furniture.
- Residence R9 uPVC double glazed French doors & garage side door in Painswick Grey outside/white inside.
- The property uses a private Klargester.

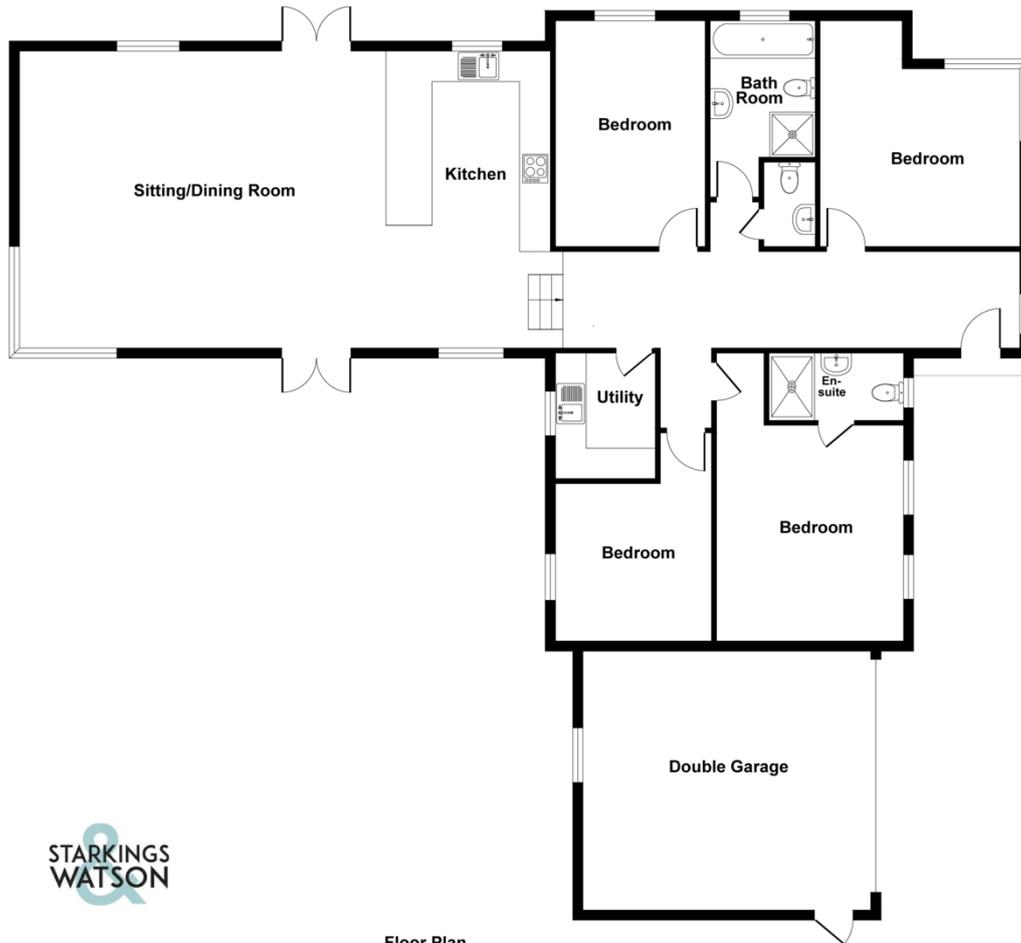
Electronics Notes

- Pre-wiring for customer's own connection for Sky to Living Room area & all bedrooms.
- Pre-wiring for customer's own connection for Sonos speakers to Kitchen/Dining/Living space & all bedrooms.
- Cat6 Cabling for a home network
- Wise Scene remote controls to the Kitchen/Dining/Living space. These wireless dimming lighting controls can be used to create a number of moods/scenes, and with the addition of a Wise 'Daisy' wi-fi box (available separately), can be operated from a smartphone both at home and remotely.

Heating Notes

- Mitsubishi Ecodan Air Source Heat Pump serving all hot water & under floor heating.



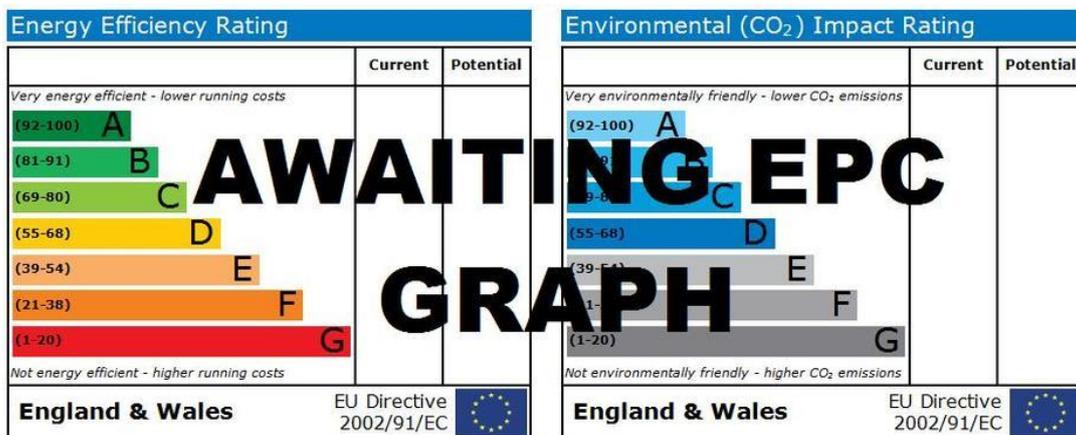


Floor Plan
Approximate Floor Area
1743 sq. ft

Approx. Gross Internal Floor Area 1743 sq. ft

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The photos utilised have been digitally enhanced to demonstrate how the property could look when the grass seed has grown. For further clarification prior to viewing please speak to our office.



AWAITING EPC GRAPH

Centralised Hub:

