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Mill Common,
Ashby St Mary, Norfolk

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ESTATE AGENTS

Mill Common, Ashby St Mary

Accommodation comprises briefly:-

- Entrance hall
- Kitchen/breakfast room
- Sitting room
- Dining room/bedroom 4
- Study
- Utility room
- Master bed with ensuite showerroom
- Two further bedrooms
- Family bathroom
- Gravelled driveway with parking for 4 cars
- Garage with personal side door
- Rural views
- Attractive gardens wrapping around the property
- Summerhouse
- Edge of village location



Set in a lovely elevated position with fantastic rural views, this property provides excellent living space set in a tranquil location. The property was new-built in 2007/8 to an exacting standard by the current owners with underfloor heating throughout, double glazing and good attention to detail. There is flexible living space with either three or four bedrooms. A good size kitchen/breakfast room with a good range of white wall and base units, solid oak worktops, integrated dishwasher, built-in stainless steel oven and 4-ring hob. A separate utility room with space for coats/boots and access out to the rear garden and also through to the study. The reception room has a lovely wood burner and good views across the surrounding countryside. The current dining room has a patio door out to the garden (this could be a 4th bedroom if required). The master bedroom is of generous proportions with double aspect and an ensuite shower room.

The property is approached by a private gravelled driveway with ample space for parking and turning for several vehicles; the south facing rear garden is mainly laid to lawn with a good variety of mature shrubs, plants and attractive terrace running along the breadth of the house. There is also a Summerhouse which may lend itself to being a 'home office'. There is no shortage of entertaining space for family and friends whilst alfresco dining.



Acorns is located on the outskirts of Ashby St Mary and Thurton in a picturesque and rural location. The village has an excellent primary school (Ofsted rating – Outstanding), a private day nursery, pre-school, village hall, public house and church. Close by is Loddon which is a very popular small market town providing many amenities including doctor and dentist surgery, library, post office, pharmacy, a range of shops, Hobart High School, Langley School and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay which provide further amenities. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 25 miles away.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired underfloor central heating and hot water, mains electricity and water. Water softener, Alarm, Immersion heater

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 7BW

Tenure

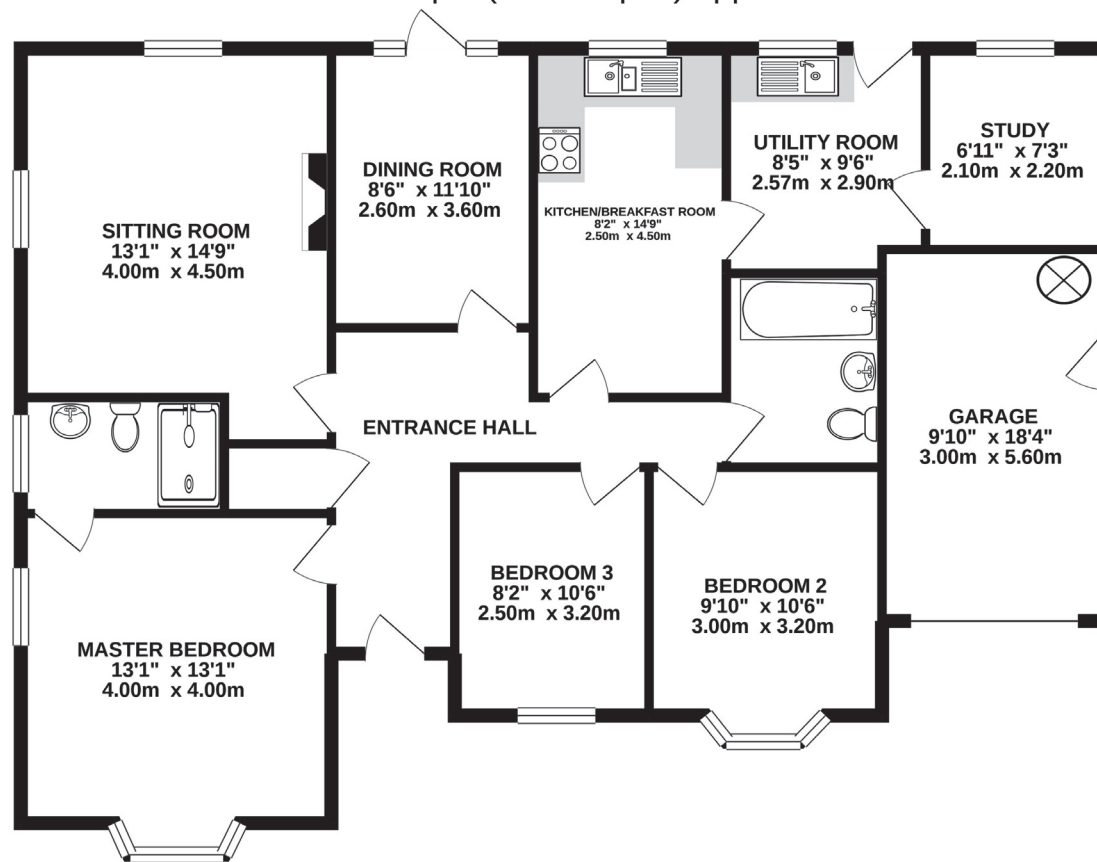
Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £437,500

GROUND FLOOR
1307 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.5 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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Beccles	01502 710180
Halesworth	01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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