



Browne Close | Ashwellthorpe | NR16 1FG  
Guide Price £325,000

twgaze

# Browne Close | Ashwellthorpe | NR16 1FG Guide Price £325,000

A three bedroom semi detached house located on an exclusive development in the popular village of Ashwellthorpe.

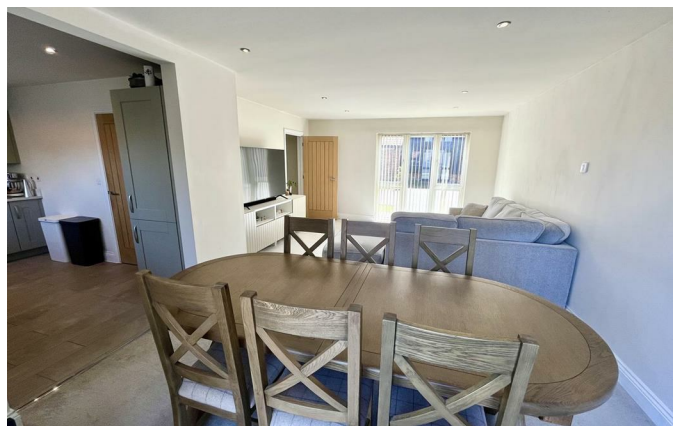
- Three bedroom semi detached house
- Private garden
- Open plan lounge/diner
- Ground floor W.C
- Brick built garage and off road parking
- Executive development house
- Main bedroom with en suite
- Modern well equipped kitchen
- First floor bathroom
- Private rear garden

## The Location

Ashwellthorpe; a small village just 4 miles to the east of Wymondham and around 11 miles south of Norwich. The well served market town of Wymondham offers a range of restaurants, cafes, and shopping facilities. The area also benefits from excellent schooling. There are various transport links to Norwich, Cambridge, and London direct via the A11 and train stations at Wymondham, Diss and Attleborough. The village also offers the Lower Wood-Norfolk Wildlife Trust Reserve, which is perfect for walkers and nature lovers.

## The Property

This energy efficient modern stunning three-bedroom semi-detached home





exudes luxury throughout. Step into a large, welcoming entrance hall that sets the tone for the stylish interiors. The spacious lounge features full-height windows that flood the room with natural light, while the elegant dining area opens through patio doors to the rear garden—perfect for entertaining or relaxing. The modern, well-equipped kitchen offers both functionality and flair, complemented by a convenient ground floor W.C. Upstairs, the main bedroom benefits from its own en suite shower room, while two further double bedrooms provide ample space for family or guests. A contemporary family bathroom completes the first floor.

#### The Outside

To the front of the property, a driveway provides off-road parking and access to a brick-built garage. To the rear, there is a private and enclosed garden, predominantly laid to lawn, offering a pleasant outdoor space ideal for relaxation or entertaining.

Agents note : There is a maintenance charge of £87 which is paid every 6 months.

Freehold

#### Services

Mains Electric, mains water mains drains

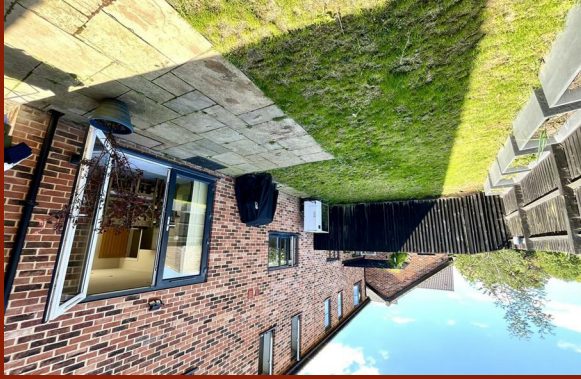
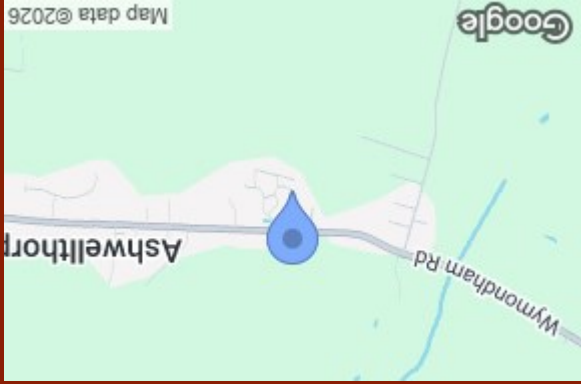
#### How to get there

[arts.habit.adjusting](https://www.artshabitadjusting.com)

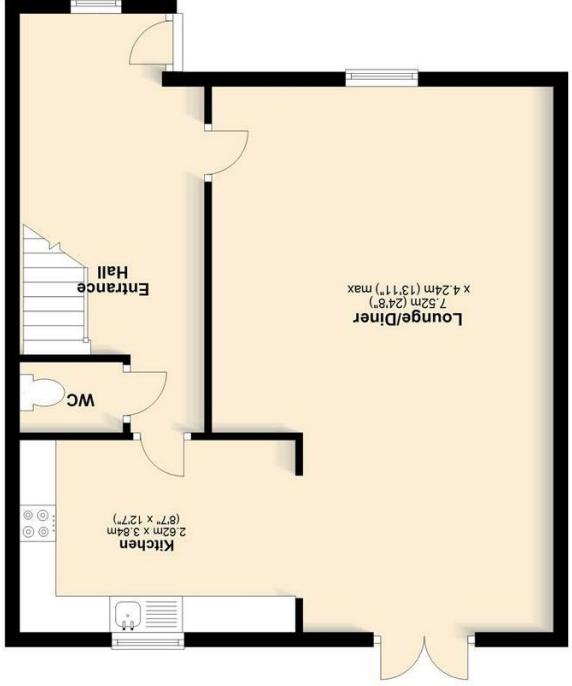
Viewing strictly by appointment

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

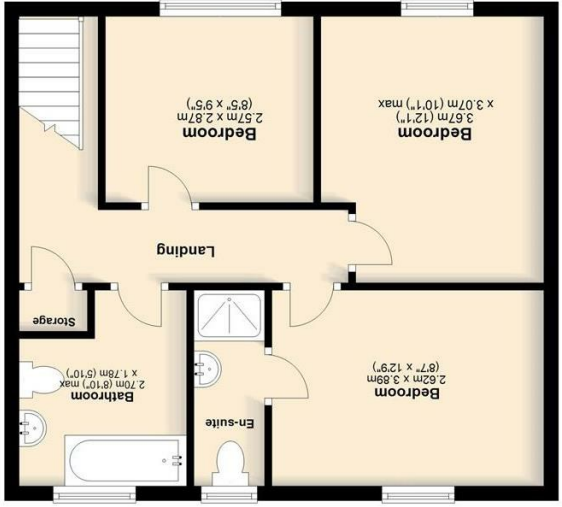
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.



Energy Efficiency Rating	
Current	Potential
93	80
Very energy efficient - lower running costs A (81-91)	
Energy efficient B (69-80)	
Decent energy efficiency C (55-68)	
Fair energy efficiency D (45-54)	
Poor energy efficiency E (35-44)	
Energy inefficient - higher running costs F (25-34)	
Very energy inefficient - highest running costs G (1-24)	
EU Directive 2002/91/EC England & Wales	



Ground Floor  
Approx. 51.5 sq. metres (554.7 sq. feet)



First Floor  
Approx. 45.0 sq. metres (483.9 sq. feet)

Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk