



Plot 4, Old Cooper's Yard
Church Road
Aslacton
Norfolk
NR15 2JH

Guide Price £260,000





An outstanding development of high quality homes from well respected developer, Vantage Homes East Anglia.

Two bedroom mid-terraced property with 2 allocated off-road parking spaces.

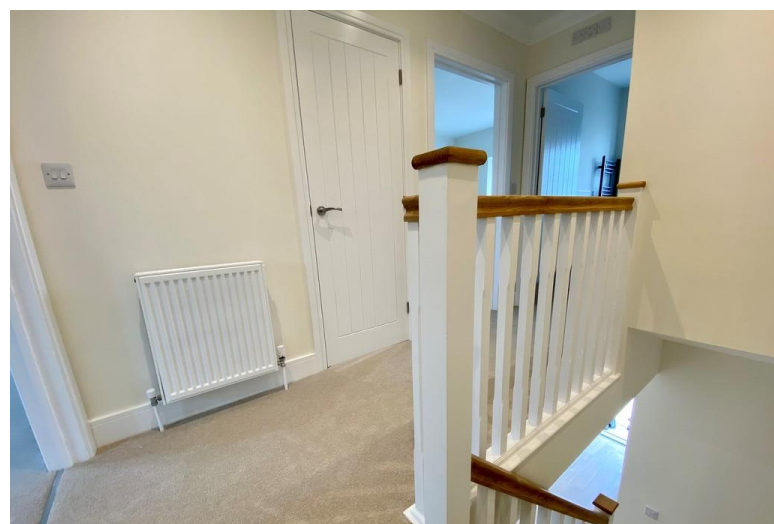
Location

This development combines a country style of living with easy access to the wider world and is excellent for the commuter with a mainline rail service at Diss to London Liverpool Street just nine miles away. This line is due to be upgraded in the next few years making the journey quicker than the current 90 minutes. This allows a better life/work balance in a very affordable area compared to villages closer to London.

Old Cooper's yard is on the edge of the village, overlooking rural farmland and onto picturesque countryside surrounding the River Tas. Aslacton has a primary school rated 'Good by Ofsted and the round towered Church of St Michael. The neighbouring village of Great Moulton boasts The Fox and Hounds public house with a restaurant and a large marquee available for private hire. For day-to-day facilities, Long Stratton is just 4 miles away where you will find a national supermarket, various food takeaway services and schooling to high school level.

For illustrative purposes only. Not to scale.
Plan indicates property layout only.





Property

These properties are being constructed by a respected local builder, Vantage Homes. This next phase consists of two, two-bedroom properties which are of traditional brick and block construction, as well as Plots 7, 8, 9 and 13 which are available to be reserved off plan.

On entering the property this mid terrace home offers an open plan kitchen diner which has a set of double doors leading out into the garden. The kitchen is fitted with a single oven, gas hob, extractor fan, integrated dishwasher and high quality LVT flooring. The dual aspect living room is fitted with a neutral carpet.

The staircase leads up to the first floor which comprises of two good size bedrooms which are both light and bright. The main bathroom comes with modern white sanitary ware with a heated towel rail and a shower over the bath. Each property comes with a 10 year NHBC warranty.

Outside

Plot 4 has a good size garden that is fully turfed with a Sandstone slab patio and pathway. Down the side of the neighbouring property will be a shared pathway which will allow access to your garden and to the neighbouring properties.

There will be two allocated parking spaces to the front of the property.

Agents Note

The internal photos used within the advertisement of this property are taken from Plot 3. Each property will be finished in similar fashion with slight alterations to the layout.

Services

Mains water, electric and gas are connected to the property. Gas hobs are provided to kitchen. Mains sewage via a private site pumping station. Heating via radiators.

Directions

From Diss, proceed onto the A140 heading towards Norwich. Upon reaching the Pulham roundabout, just past The Old Ram Coaching Inn, take a left hand turn. Follow this road and after crossing the railway line, turn right past the Simpsons Malt and follow this road through Great Moulton and into Aslacton. Take the left turn onto Church Road and Old Cooper's Yard will be found shortly after on the left hand side clearly marked by our For Sale board.

Viewings by appointment only

Ref: 2/18872/4

Important Notice

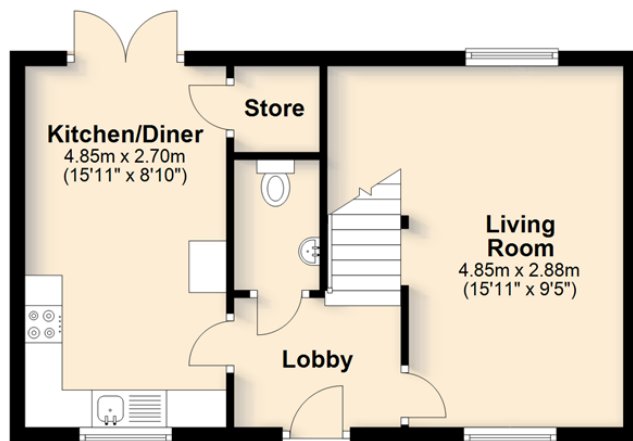
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Ground Floor

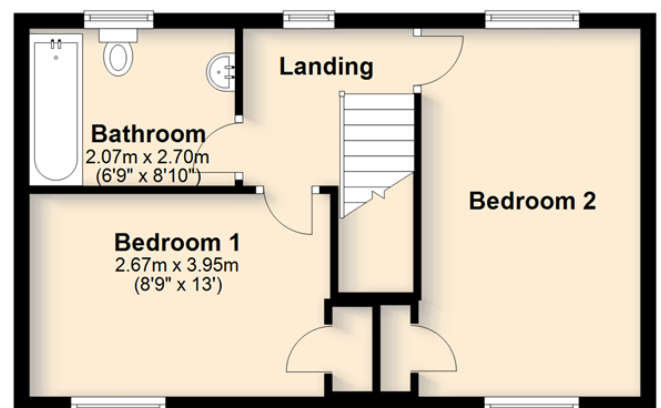
Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 sq. feet)

First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



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