



## 1 Ash Court, North Elmham

In Excess of £275,000

# 1 Ash Court

North Elmham, Dereham

Upgrades throughout this property combine modern comfort with timeless charm, creating a home that's both stylish and practical. Thoughtfully extended, it boasts spacious interiors, including a newly installed shaker-style kitchen with sleek finishes and ample dining space. Recent improvements, such as new windows, doors, and a boiler, ensure both comfort and efficiency throughout. Upstairs, three generously sized double bedrooms and a contemporary three-piece bathroom suite provide style. The private rear garden wraps around the property, offering a balance of lawn and terraced spaces, perfect for outdoor enjoyment. Situated in a conservation area, the home also benefits from convenient parking and a carefully designed layout.

## Location

Ash Court is ideally situated in the charming village of North Elmham, Norfolk, offering a rural setting with easy access to local amenities. The property is conveniently located just a short walk from the village centre, where you can find essential services, including shops, a post office and a pub. North Elmham is surrounded by beautiful countryside, perfect for nature lovers. With excellent transport links, including nearby access to the A47, you can enjoy village life while still being within easy reach of larger towns such as Dereham and Fakenham. The location is ideal for families, with reputable schools and recreational facilities nearby.





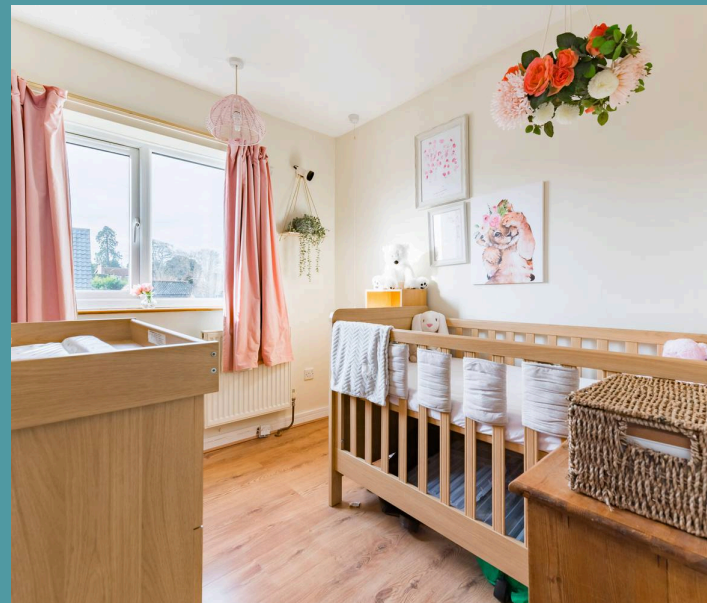
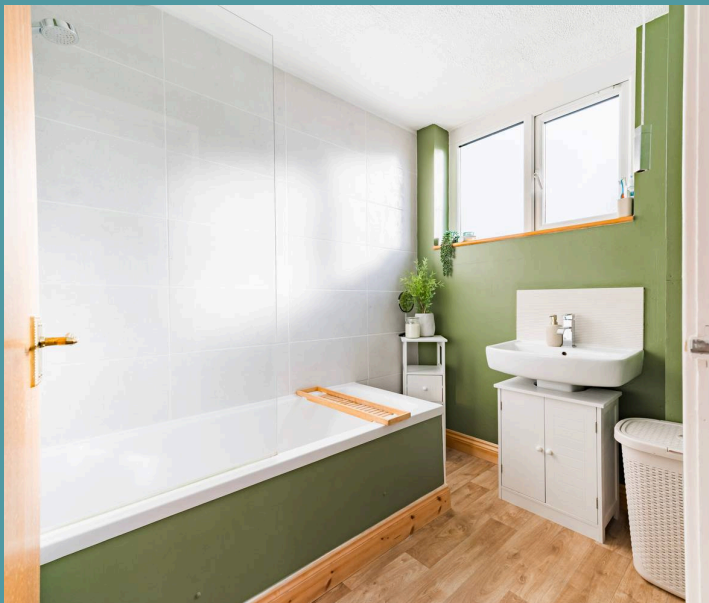
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### Ash Court

Step into this beautifully upgraded home, designed for modern living with a charming cottage feel. Enter through a spacious entrance hall boasting excellent built-in storage solutions and easy-to-maintain flooring, offering practicality. The dual-aspect sitting room off the hallway creates a warm and inviting space, perfect for arranging your furniture and personal touches. Recent upgrades throughout the property include newly installed windows and doors, as well as a brand-new boiler, ensuring both comfort and efficiency.

The property has been thoughtfully extended, providing ample living space throughout. The large kitchen-diner, a spacious area ideal for family gatherings or entertaining guests. The newly installed shaker-style kitchen features sleek chrome fixtures, a tiled backsplash and plenty of room for appliances. Adjacent to the dining area, French doors open to the garden, while a separate single door leads to a convenient utility and new shower room.





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Upstairs, the property continues to impress with three generously sized double bedrooms, each offering ample room for furniture and storage. A modern three-piece bathroom suite completes the upper level, providing a contemporary and relaxing space.

Outside, the private rear garden offers a perfect mix of lawn and terraced areas, wrapping around the property for added versatility and privacy.

Located in a **conservation area**, this home benefits from parking availability and includes **shared access to the oil tank** with the neighbouring property.

**Agents Note**

Sold Freehold.

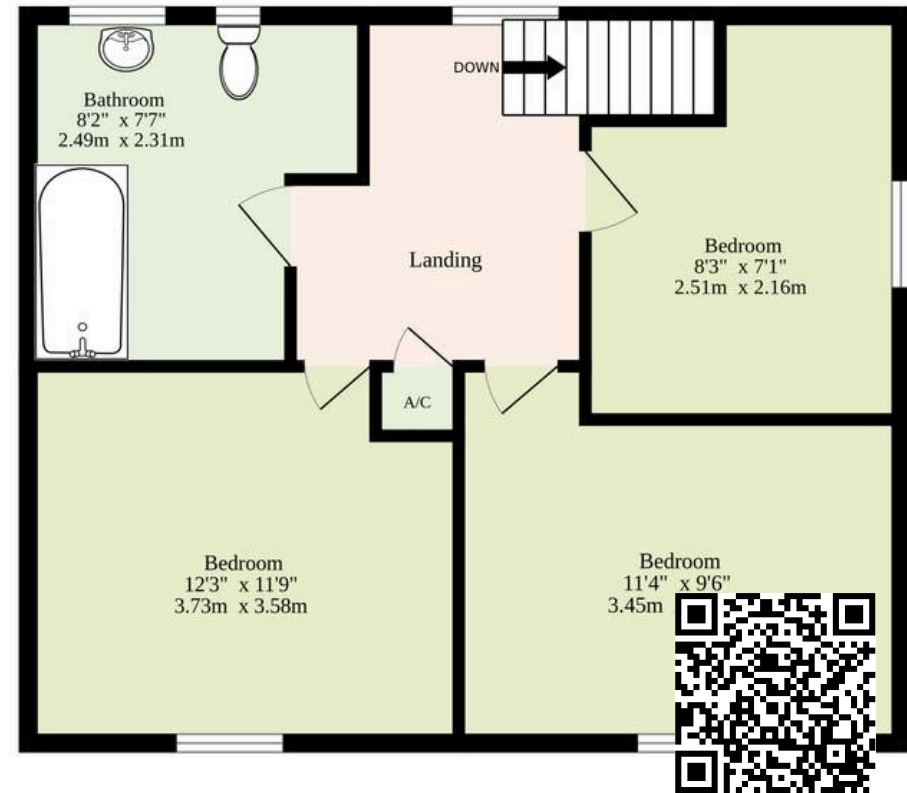
Oil fired heating



**Ground Floor**  
593 sq.ft. (55.1 sq.m.) approx.



**1st Floor**  
415 sq.ft. (38.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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