



Old Coopers Yard

Aslacton

Asking Price £650,000



Plot 7, Old Coopers Yard

Aslacton | Norwich | NR15 2JH

Great Moulton 1 mile, Diss 8 miles, Norwich 13 miles

Currently under construction - Delightful four bedroom detached home in popular location convenient for Diss, Long Stratton and Norwich.

New Detached House | Sitting Room with Bi-fold doors to side Kitchen/Dining Room | Study Principal Bedroom with En Suite & Wardrobes | Bedroom 2 with En Suite | 2 Further Double Bedrooms | Underfloor Heating to Ground Floor | Solar Panels | Rear Garden Garage & Carport

Plot 7

Plot 7 will be finished to a very high standard and it will be an impressive detached four bedroom home with a mix of brick and clad elevations, gardens, a garage and an additional car port. The downstairs accommodation offers a spacious entrance hall, study and cloakroom.

The well-appointed kitchen/dining room opens out onto the rear garden which has a south facing aspect.

The double aspect sitting room has bi-folding doors to the side.

Heading upstairs there is an oak staircase with glass balustrading rising to the first floor landing. The principal bedroom has a Juliet balcony, en-suite shower room and fitted

wardrobes. There is a guest bedroom suite, two further double bedrooms and a family bathroom.

Location

The quaint village of Great Moulton is under 1 mile away and has a charming pub, The Fox and Hounds. Just four miles east is the village of Long Stratton which offers a wide range of day-to-day amenities including a doctors, Co-Op and a leisure centre.

The historic market town of Diss is located just eight miles to the south and offers an extensive array of amenities and the convenience of a mainline railway station with regular services to London Liverpool Street and Norwich.

Services

Mains water, Mains drainage via private pumping station, Gas fired central heating (under floor to ground floor and radiators to the first floor). There are Solar Panels fitted to the property with the potential for battery storage as a later option at an additional cost.

Tenure

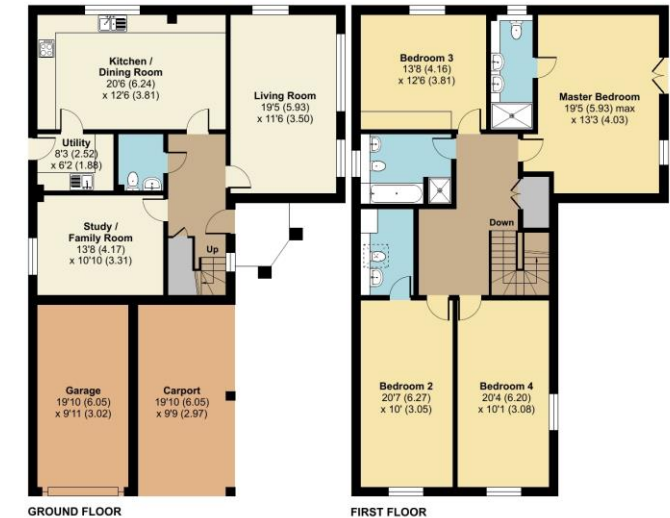
Freehold

Agents Notes

We understand there will be a management charge of £250. per annum to include the maintenance of the private pumping station connected to the mains connection. Please call agent to discuss further.

Old Coopers Yard, Aslacton, NR15

Approximate Area = 2142 sq ft / 199 sq m (excludes carport)
Garage = 197 sq ft / 18.3 sq m
Total = 2339 sq ft / 217.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © RICScom 2024. Produced for Lacy Scott & Knight. REF: 1195736

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail. **Misrepresentation and Notices** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

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