



MALVA ROSAS,
MILL ROAD ASHBY ST. MARY, NORWICH, NR14 7BN



This spacious detached bungalow enjoys a peaceful setting in the sought-after village of Ashby St Mary, with stunning far-reaching views across the undulating countryside to the rear.

A generous entrance hall provides access to all the principal rooms. To the front of the property are two well-proportioned bedrooms overlooking the front aspect, served by a shower room. The impressive principal bedroom is positioned to the side of the bungalow and benefits from its own en-suite shower room.

Double doors from the hallway open into the dining room, creating an ideal space for entertaining, while a separate door leads to the spacious sitting room. Sliding patio doors frame the spectacular countryside views and provide direct access to the rear garden, allowing the outside to blend seamlessly with the living space.

Adjacent to the sitting room is the well-appointed kitchen, complemented by a separate utility room. The kitchen also opens into a delightful garden room, which enjoys views over the rear garden and surrounding countryside.

Outside, a driveway to the front provides ample off-road parking and leads to the garage. The gardens have been thoughtfully landscaped and meticulously

maintained, offering a wonderful outdoor environment in which to relax while taking full advantage of the exceptional rural outlook.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – E

AGENTS NOTES

Please note this property sale is subject to probate (application submitted, pending approval).





NO
ONWARD
CHAIN





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**
Email : **beccles@durrants.com**