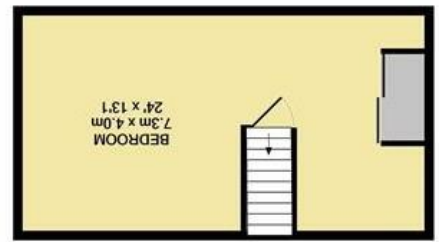
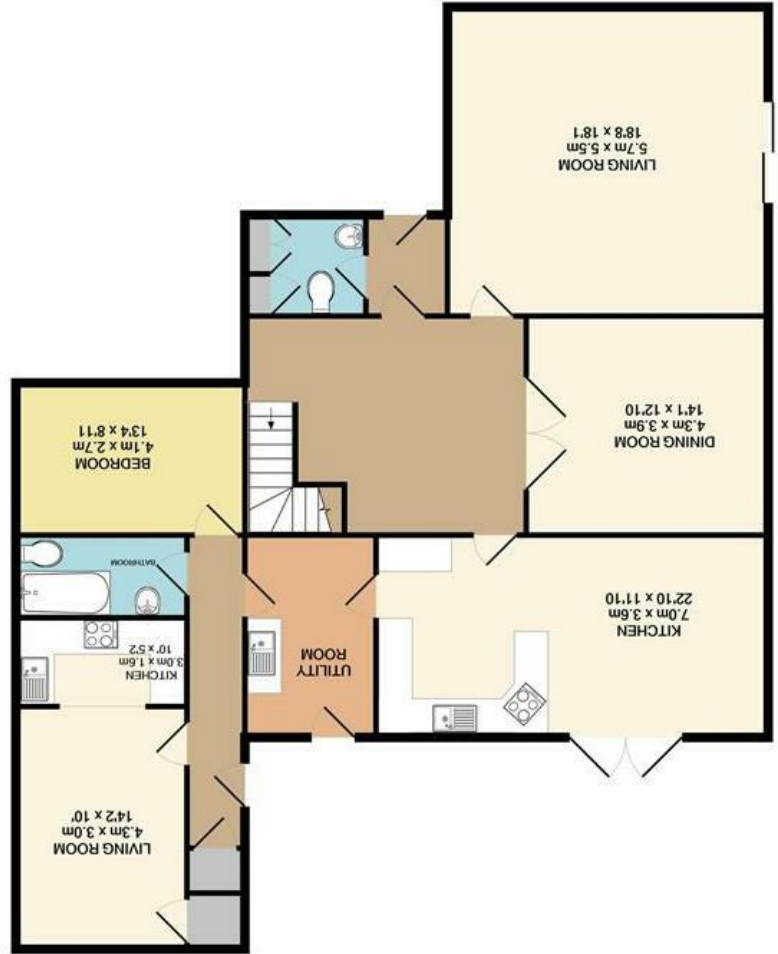


What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximately and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.  
 Made with Mapbox (©2020)

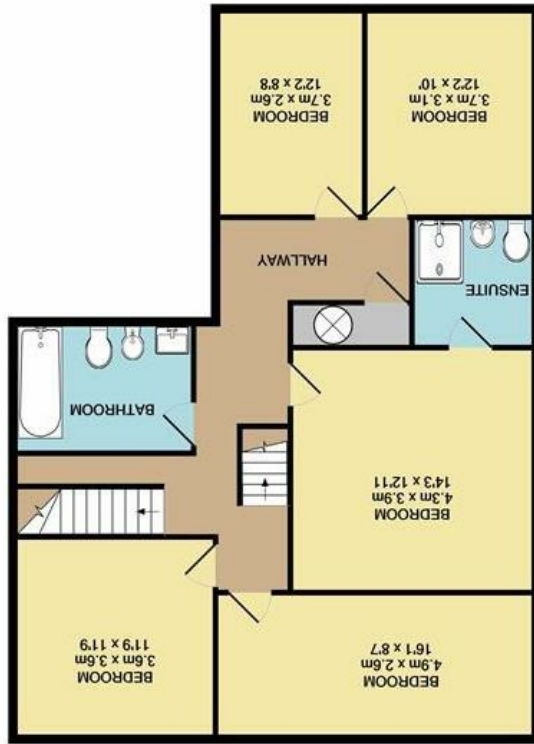
LOFT CONVERSION



GROUND FLOOR



1ST FLOOR



Disclaimer – in accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (69-80)
Decent	C (55-68)
Below average	D (39-54)
Average	E (21-38)
Below average	F (1-20)
Very poor	G (1-20)
Not energy efficient - higher running costs	
Current	
Potential	



Pottergate Street | Aslacton | NR15  
 Guide Price £625,000 - £700,000





abbotFox Bespoke presents Oakfield House, a unique, individual home featuring versatile accommodation neatly arranged over three floors and featuring a self-contained one-bedroom annexe.

This impressive home is approached by a private drive and enjoys complete privacy. The house is light and of generous proportions throughout with a welcoming, oversized reception hall leading to all main rooms. A triple aspect sitting room features an attractive open fireplace place, a neighbouring formal dining room enjoys excellent proportions and is accessed via glazed double doors. Of particular note is the dual aspect kitchen/breakfast room, a very sociable space enjoying fine views out across the garden through floor to ceiling height windows and a set of French Doors. In addition to this on the ground floor, there is a utility room, cloakroom and a self-contained one-bedroom annexe with its own private, independent access.

The first floor provides five bedrooms and a family bathroom off the landing. The principle bedroom benefits from an en suite shower room. From the first floor landing, a fixed staircase leads up to large attic room currently set up as a place to work from and a children's playroom.

The annexe comprises; entrance hall, sitting room through to a fully fitted kitchen, double bedroom and separate bathroom.

Outside, the property is approached via a long private drive which leads to a parking area, wooden gates lead through to further parking and a detached double garage. To the rear, there is a patio area with Pergola, the garden is mainly laid to lawn and wraps around the property which is bordered by mature hedgerow. A wide variety of plants can be found and fine specimen trees provide a delightful backdrop.

Guide Price £625,000 - £675,000



- Five bedrooms
- Three reception rooms
- Attic room with fixed staircase
- Principle bedroom with ensuite
- Impressive reception hall
- Self contained one bedroom annexe
- Large garden
- Long private drive
- Detached double garage
- Guide Price £625,000 - £675,000

