

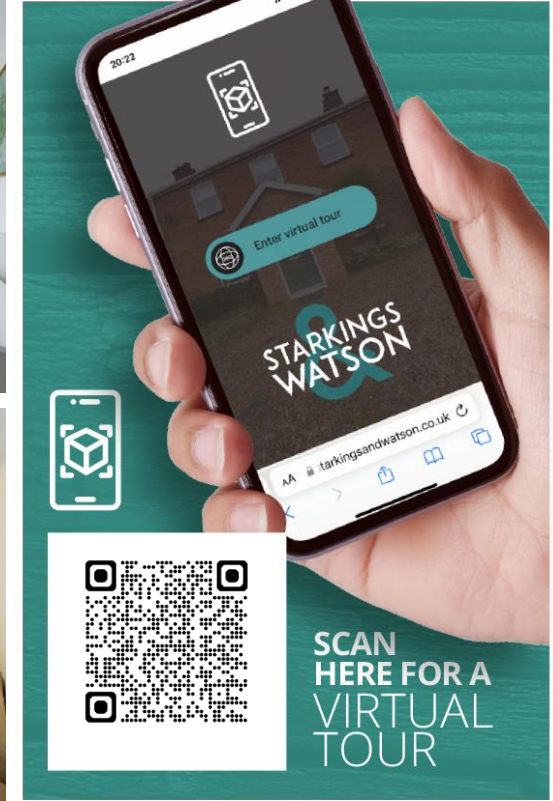
MILLFIELD

# Ashill, Thetford IP25 7BQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- No Chain & Motivated Vendor!
- Quiet Cul-De-Sac Position
- Recently Renovated & Extended
- Flexible Layout With Different Options
- Two/Three Bedrooms
- Stunning Sitting/Garden Room
- Private Rear Gardens
- Driveway Parking & Garage

#### IN SUMMARY

NO CHAIN and MOTIVATED VENDOR! Located within a quiet CUL-DE-SAC in the sought-after, well-regarded and idyllic village of Ashill, you will find this DETACHED RECENTLY REFURBISHED and EXTENDED BUNGALOW. The property having been extended with a STUNNING GARDEN/SITTING ROOM now offers a good degree of versatility and flexibility as well as uPVC double glazing and GAS FIRED CENTRAL HEATING. Internally you will find a welcoming entrance hallway with TWO DOUBLE BEDROOMS to the front. There is then a third bedroom or study/reception room to the rear with WOODBURNER and doors onto the garden. The shower room has been re-fitted and offers a double walk in shower with the re-fitted kitchen adjacent. The final room is the sitting/garden room flooded with NATURAL LIGHT via the SKYLIGHT and opening onto the rear garden. Externally there are gardens to front and rear, DRIVEWAY PARKING and a GARAGE.

#### SETTING THE SCENE

Approached via the end of the cul-de-sac you will find

a hard standing driveway to the side of the bungalow leading to the garage with up and over door. power and light. There is a pleasant lawned front garden with a picket fence as well as pathway to the main entrance door to the front. From the driveway you will find gated access to the rear garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with loft hatch access. The first room to the front is currently the main double bedroom with plenty of natural light and space for large wardrobes. There is also another comfortable double bedroom the other side of the hallway again with plenty of natural light. To the rear there is the flexible third bedroom/reception currently used as another sitting room. There is the benefit of a woodburner with tiled hearth and double doors onto the rear garden. There is the main shower room also off the hallway which has been refitted with modern tiling, WC, hand wash basin with storage and double walk in shower with rainfall shower over. The kitchen offers a range of fitted units with rolled edge worktops over. You will find an electric integrated oven and hob, under counter fridge and space for a washing machine. There is also side access to the driveway and an opening to the sitting room beyond. The extended sitting room is flooded with light with the sky lantern and multiple windows and double doors onto the rear garden. The sitting room could be used in a number of different ways and is currently housing seating and dining furniture.



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## THE GREAT OUTDOORS

The rear garden accessed via the doors in the sitting room is mainly laid to lawn and is very private and can be fully enclosed. The garden benefits from a green and leafy aspect with mature trees giving the feel of a quiet and tranquil space to entertain, relax and unwind. Within the garden you will find planting borders with a range of shrubs as well as a timber shed and vegetable garden with raised beds.

## OUT & ABOUT

Set within Ashill, a delightful Norfolk village with a school and substantial amenities including an award winning pub and restaurant, a community centre, a primary school, a call-in for breakfast or coffee, a village shop, two churches and a range of social activities for all ages every week including a choir, book club, quiz nights, sports activities and many options for country walks. Near to the market town of Watton, Swaffham and Dereham, with Watton offering a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



## FIND US

Postcode : IP25 7BQ

What3Words : ///bought.drifter.discloses

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
849.08 ft<sup>2</sup>  
78.88 m<sup>2</sup>

