

# SOWERBYS

Norfolk Property Specialists



## 6 Pond Loke

Ashill, Thetford, Norfolk, IP25 7FL

£685,000



Viewing by appointment with our

Watton Office 01953 884522 or [watton@sowerbys.com](mailto:watton@sowerbys.com)

View



## 6 POND LOKE

The much anticipated and final unit at Pond Loke is now available to view.

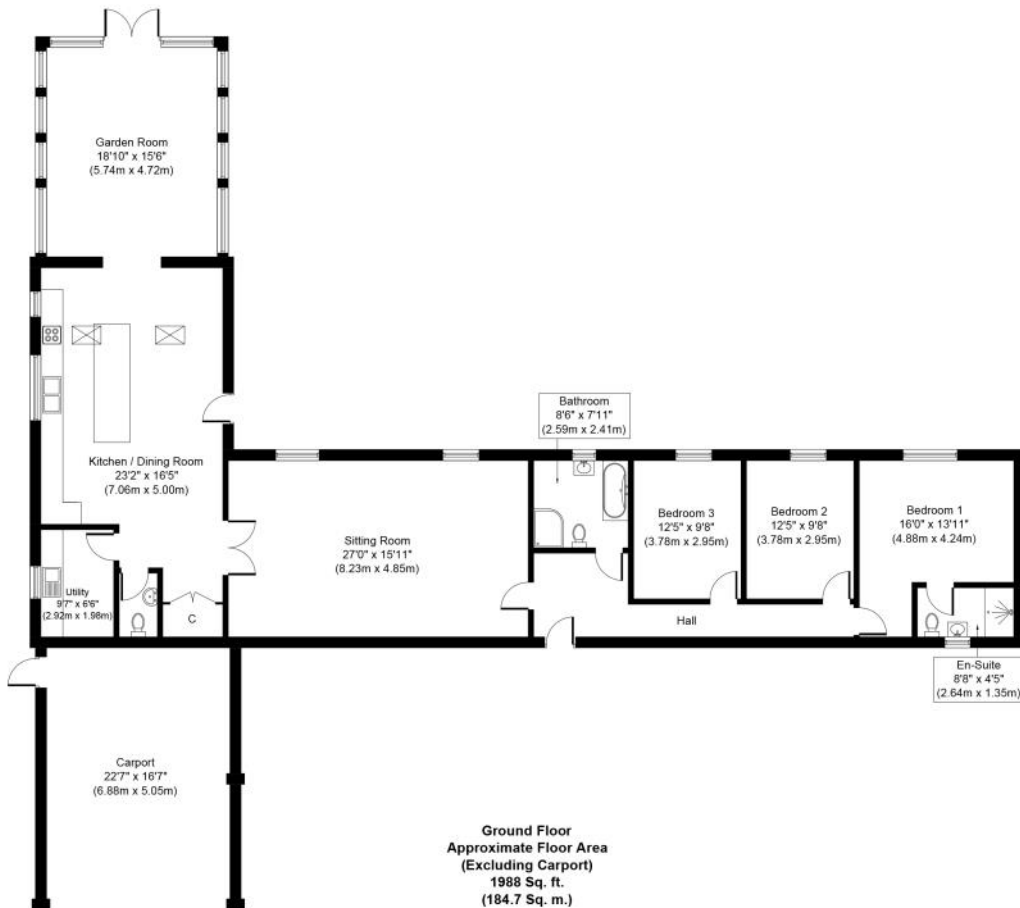
Plot six is a single storey conversion in the far corner of a small private development of barns. The interior offers a spacious open plan kitchen/dining room, a show-stopping oak frame garden room, a stunning 27 foot sitting room, separate utility room, WC, three double bedrooms, bathroom and en-suite to the principal bedroom. The exterior offers cart lodge parking to the front and a stunning rear garden with far reaching countryside views.

Plot six is one of seven beautiful barn conversions in the heart of the Norfolk countryside. The properties have been meticulously built by the same family and the first six properties are now occupied. Craftsmanship and detail of finish has been lavish throughout all of these delightful conversions, and buyers will be delighted with the mix of quality and character. Accompanied viewings can now be arranged on this final beautiful home.

## KEY FEATURES

- Single Storey Barn Conversion
- Spacious Open Plan Kitchen/Dining Room
- Extremely Generous Garden of Approximately 0.5 Acres
- Oak Frame Garden Room
- Separate Utility Room
- Three Bedrooms (Principal En-Suite)
- Cart Lodge and Parking
- Countryside Views
- Completion Estimated Summer 2022





Whilst 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 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## ASHILL

Ashill is a thriving village, enjoying having a local shop, its own public house and primary school, located a short distance from the market towns of Dereham and Swaffham. Swaffham offers a range of shopping facilities including a Waitrose supermarket. There is easy access from Ashill to the A47, which is the Norwich Road, allowing further opportunity to enjoy the facilities that the city of Norwich offers, including a variety of shops, supermarkets and a train station allowing direct rail links to London Liverpool Street. In addition there are airport facilities at Norwich Airport.

## SERVICES CONNECTED

Mains electricity and water, septic tank drainage and oil fired central heating with underfloor heating. Telephone connected.

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

Viewing by appointment with our Watton Office:  
54 High Street, Watton, Norfolk, IP25 6AE  
01953 884522 • [watton@sowerbys.com](mailto:watton@sowerbys.com)



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