

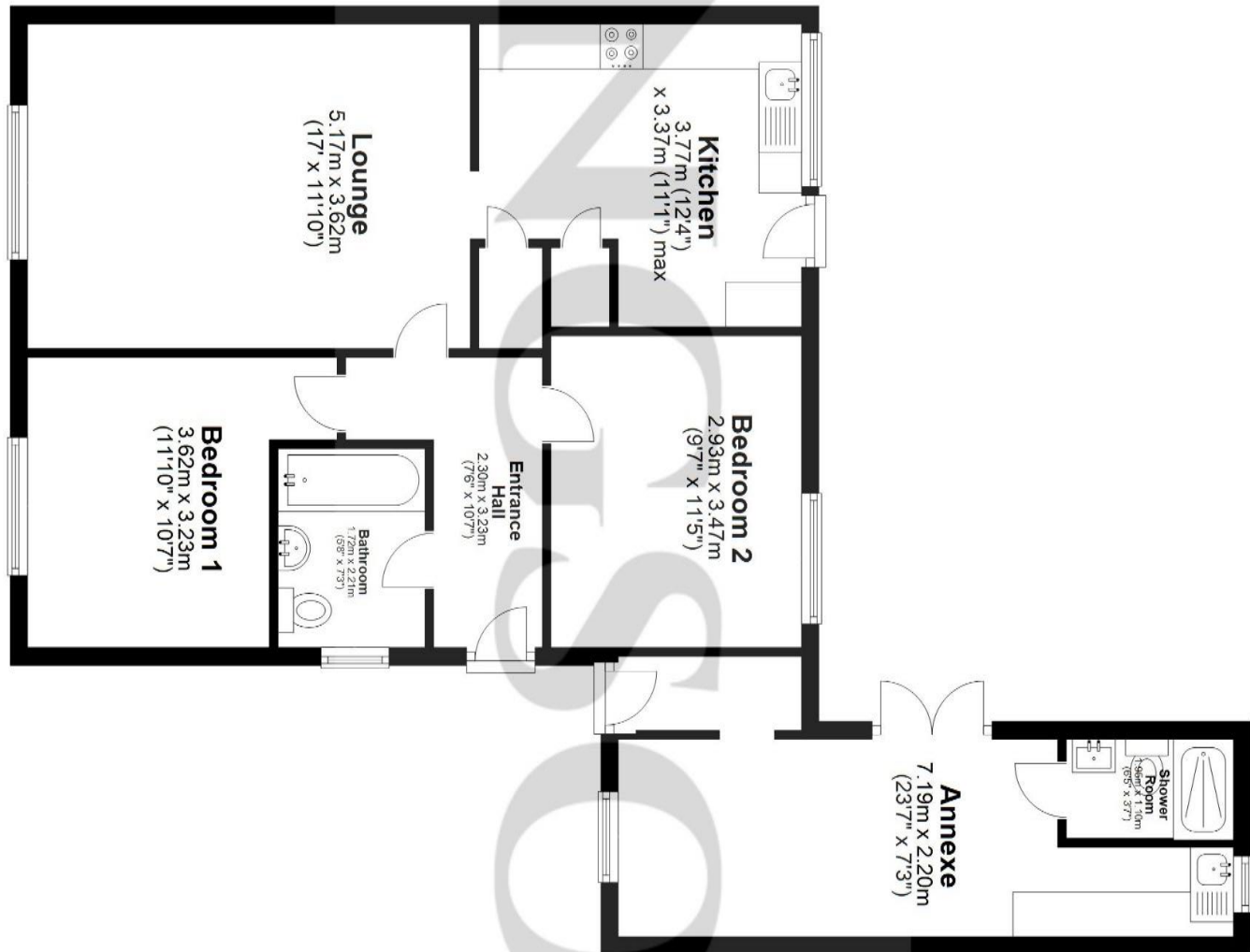


49 Millfield, Ashill, Thetford, IP25 7BQ

Two/Three bedroom detached bungalow, situated in a popular village in Ashill. The bungalow includes, fitted kitchen, spacious lounge, bathroom, annexe, off-road parking, gardens gas central heating and UPVC double glazing throughout.
VIEWING HIGHLY RECOMMENDED

Guide Price £250,000 - £260,000

Ground Floor
Approx: 80.8 sq. metres (870.0 sq. feet)



Total area: approx. 80.8 sq. metres (870.0 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.





LONGSONS

Guide price £250,000 - £260,000

Situated in the popular village of Ashill, Longsons are delighted to bring to the market this detached two/three bedroom bungalow in a good decorative state with an annexe. The property boasts, entrance hall, bathroom, fitted kitchen, spacious lounge, two double bedrooms, annexe, established front and rear gardens, UPVC double glazing throughout and gas central heating. VIEWING HIGHLY RECOMMENDED

WATTON
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; 'wat' being the local dialect word for hare, and 'ton' for barrel. There is a traditional market held every

Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall
Composite partly glazed entrance door with UPVC double glazed glass panel to side, wood effect vinyl to floor, radiator,

Lounge
17'0" (5.18m) x 11'10" (3.61m)
UPVC double glazed window to front, radiator, obscure glazed door leading to kitchen.

Kitchen
12'4" (3.76m) x 11'1" (3.38m) Max
Range of fitted wooden units to walls and floor complemented by a roll edge

worktop with stainless steel sink, mixer tap and drainer, tiled splashback, fitted electric oven, gas hob with electric hood over, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, wall mounted gas boiler, two storage cupboards, ceramic tiles to floor, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

Bedroom One
11'10" (3.61m) Max x 10'7" (3.23m)
UPVC double glazed window to front, radiator.

Bedroom Two
11'5" (3.48m) x 9'7" (2.92m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising panelled bath with mixer tap, mains shower over and glass shower screen, vanity wash basin, WC, fully tiled walls, ceramic tiles to floor, UPVC obscure double glazed window to side, extractor fan, radiator.

Annexe Porch
Composite entrance door, wood effect vinyl to floor, door leading to main living area.

Annexe Living Area/Bedroom
23'7" (7.19m) Max x 7'3" (2.21m) Max
Space for bed and seating area, electric radiator, kitchenette with a range of fitted units to floor complemented by a roll edge worktop with stainless steel sink, mixer tap and drainer, space and plumbing for washing machine, space for fridge/freezer. UPVC double glazed window to side, UPVC double glazed double doors leading to rear garden.

Annexe Shower Room
6'5" (1.96m) x 3'7" (1.09m)
Three piece suite comprising shower cubicle with electric shower over, vanity wash basin and WC, towel radiator.

Outside Front
Driveway providing off-street parking for 2 cars, leading to entrances to both living areas, lawned area with

established hedge to perimeter, plants and shrubs to beds and borders.

Rear Garden
Fully enclosed private garden mainly laid to lawn with plants and shrubs to beds and borders, patio seating area, outside lights, wooden shed.

Rear Garden
EPC rating B (Full copy available on request)
Council tax band D65 (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two/Three Bedroom Detached Bungalow
- Two Double Bedrooms
- Annexe
- Front and Rear Gardens
- UPVC Double Glazing
- Gas Central Heating

