



Acacia Avenue, Ashill, Thetford, IP25 7AR

CHAIN FREE!!

Detached three bedroom bungalow facing the green in the popular village of Ashill. The property boasts a kitchen, living room, three bedrooms, family bathroom, beautifully maintained gardens, summer house/home office, off street parking, garage and workshop.

VIEWING HIGHLY RECOMMENDED.

Guide Price £300,000-£325,000 Freehold





UPVC double glazed obscured glass window to side, towel radiator.

Outside Front

Low maintenance front garden, laid to shingle with pathway leading to entrance door, brickweave driveway leading to garage and workshop, side access to the rear garden

Garage

Up and over door, power and lighting, UPVC double glazed window to side, door leading to rear garden.

Rear Garden

Fully enclosed rear garden mainly laid to lawn, flowers and shrubs to beds and borders decorated with bark chips, paved patio, pathway leading to summer house; which could be converted into a home office, with decked seating area, green house, additional paved seating area to the rear, access to front on either side.

Agent's Notes

EPC rating 83B (Full copy available on request)
Council tax band B (Own enquiries should be make 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.

- Very Well Presented
- Three Bedroom Bungalow
- Village Location
- Modern Kitchen
- Off-Street Parking
- Garage and Workshop
- UPVC Double Glazing
- Gas Central Heating
- Solar Panels
- CHAIN FREE

OFFERED CHAIN FREE.

Detached very well presented bungalow facing the green in a residential village location. The property offers flexible accommodation and boasts a kitchen, living room, three bedrooms one of which is currently being used as a dining room and family bathroom, UPVC double glazing, solar panels, and gas central heating. The outside space has parking to the drive leading to the garage and workshop, beautifully maintained and landscaped garden to the rear with a summer house which could easily be converted into a home office, low maintenance front garden.

ASHILL

Ashill is a popular village and the amenities include a village shop, primary school and duck pond. The market towns of Swaffham, Watton and Dereham with all their additional amenities are only a short distance away. There is easy access from Ashill to the main A47, allowing good access to the city of Norwich and all it offers, including a variety of shops, supermarkets and a train station with direct rail links to London Liverpool

Street. Airport facilities are also available at Norwich Airport. Closer still are the market towns of Downham Market and Kings Lynn, both with direct rail links to London Kings Cross.

Entrance Hall

Composite entrance door, three built in cupboards, loft access, two radiators.

Living Room

16'1" (4.9m) x 10'9" (3.28m) Max

Spacious living room with dual aspect UPVC double glazed windows to front and side, feature stone open fireplace (currently closed off) two radiators.

Kitchen

12'8" (3.86m) Max x 10'1" (3.07m) Max

Range of modern fitted units to walls and floor complemented by a roll edge worktop with one and a half bowl composite sink unit and mixer tap, integrated dishwasher, space and plumbing for washing machine, fitted double oven, electric hob and extractor

fan over, space for American style fridge/freezer, fully tiled walls, ceramic tiles to floor, towel radiator, UPVC double glazed window to side, UPVC double glazed French doors opening to rear garden.

Bedroom One

11'4" (3.45m) x 8'11" (2.72m) To Wardrobe

Fitted wardrobes with sliding mirrored doors, UPVC double glazed window to rear, radiator.

Bedroom Two/Dining Room

11'0" (3.35m) x 9'5" (2.87m)

UPVC double glazed window to front, radiator.

Bedroom Three

9'11" (3.02m) x 7'10" (2.39m)

UPVC double glazed window to rear, radiator.

Bathroom

Three piece bathroom suite comprising panelled bath with rainwater shower over and shower screen, vanity wash basin and WC unit, fully tiled walls,

