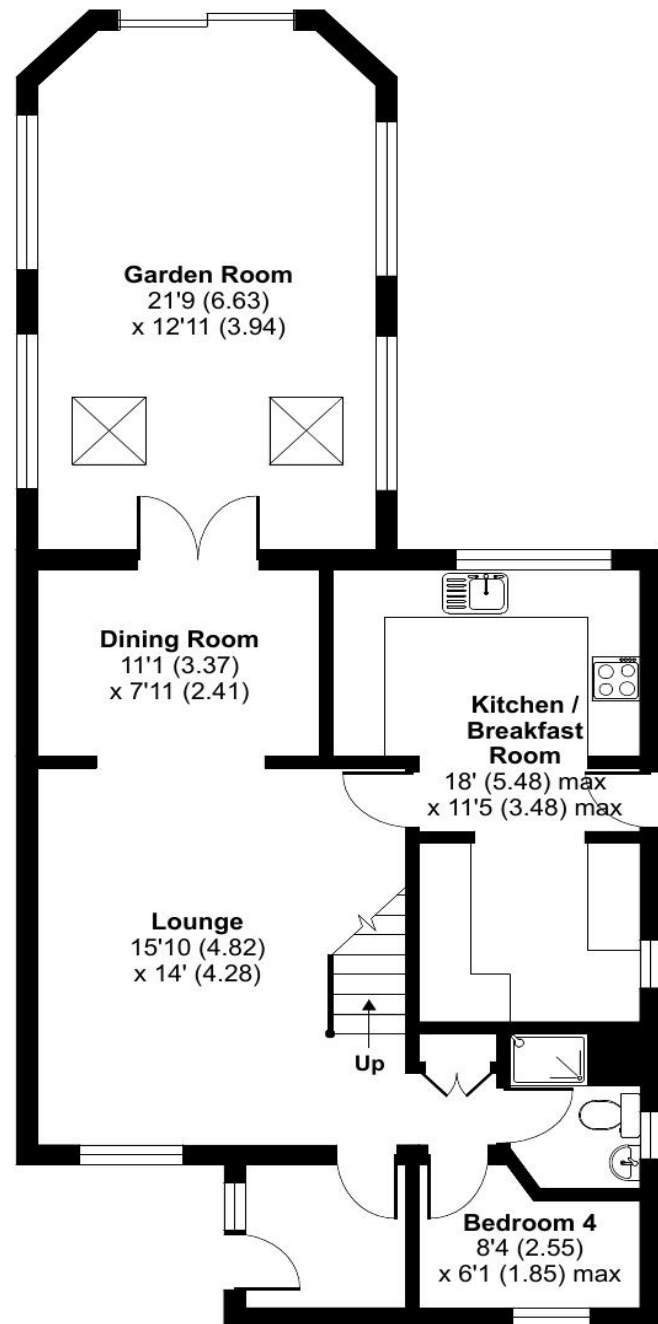


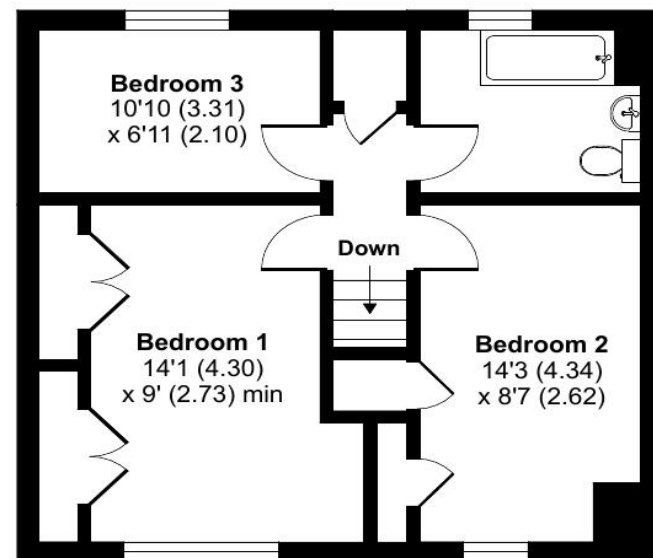
The Oaks, Ashill, Thetford, IP25

Approximate Area = 1451 sq ft / 134.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



The Oaks, Ashill, Thetford, IP25 7AN

Fantastic, extremely well presented detached four bedroom house, situated with a delightful open outlook to the rear in the popular village of Ashill. This superb property offers two reception rooms, log burner, ground floor shower room and first floor bathroom, generous rear garden and parking.

Offers in the Region of £350,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1253272



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Situated with open countryside views to the rear in the popular village of Ashill, Longsons are delighted to bring to the market this fantastic, extremely well presented detached four bedroom chalet style house. This superb property offers two reception rooms, log burning stove, ground floor shower room and family bathroom to first floor, delightful rear garden with far reaching views, parking, gas central heating and UPVC double glazing.

Viewing Highly Recommended!

Briefly, the property offers entrance hall, lounge, dining/garden room, kitchen, ground floor shower room, ground floor bedroom, three further bedrooms to first floor, family bathroom, parking, gardens, gas central heating and UPVC double glazing.

ASHILL
Ashill is a delightful village that offers a range of amenities, including a charming public house with a restaurant, a village shop, farm shop, and a primary school. For additional conveniences, the market towns of

Swaffham, Watton, and Dereham are just a short distance away. With easy access to the main A47, Ashill provides excellent connections to the vibrant city of Norwich. Dereham approx. 10 miles, Norwich approx. 34 miles, Watton approx. 3.6 miles, Swaffham approx. 6.5 miles.

Entrance Hall

UPVC double glazed entrance door to front.

Lounge/Dining Room

23'9" (7.24m) Max x 14'0" (4.27m) Max

Feature fireplace with freestanding wood burning stove, UPVC double glazed window to front, stairs to first floor, radiator.

Garden Room

21'9" (6.63m) x 12'11" (3.94m)

UPVC double glazed sliding patio doors opening to rear garden, UPVC double glazed windows to side, UPVC double glazed Velux windows to roof, tiles to floor.

Kitchen/Breakfast Room

18'0" (5.49m) Max x 11'5" (3.48m) Max

Fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric cooker with extractor hood over, space for large American style fridge/freezer, space for tumble dryer, UPVC double glazed entrance door opening to side, UPVC double glazed window to rear.

Shower Room

Ground floor shower room with double shower cubicle, wash basin and WC both set within fitted cabinets, obscure glass UPVC double glazed window to side, radiator.

Bedroom Four

8'4" (2.54m) x 6'1" (1.85m)

Ground floor bedroom with UPVC double glazed window to front, radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access.

Bedroom One

14'1" (4.29m) x 9'0" (2.74m)

Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two

14'3" (4.34m) x 8'7" (2.62m)

Built-in wardrobe, built-in storage cupboard, UPVC double glazed window to front, radiator.

Bedroom Three

10'10" (3.3m) x 6'11" (2.11m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath, wash basin and WC both set within fitted cabinets, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

Outside Front

Front garden laid to low maintenance block paving providing off road parking, gated access to rear garden.

Rear Garden

Fantastic good size rear garden backing onto open countryside, laid to lawn, patio seating area, wooden summer house and wooden garden shed both with electric power, selection of fruit trees, shrubs, plants and ornamental trees to borders, outside tap, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating C71 (Full copy available on request)

Council tax band C (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.

- Four Bedroom Detached House
- Two Reception Rooms
- Log Burning Stove
- Energy Efficiency Rating C71
- Ground Floor Shower Room and Bedroom
- Parking and Garage
- Delightful Rear Garden with Countryside Views
- UPVC Double Glazing and Gas Central Heating

