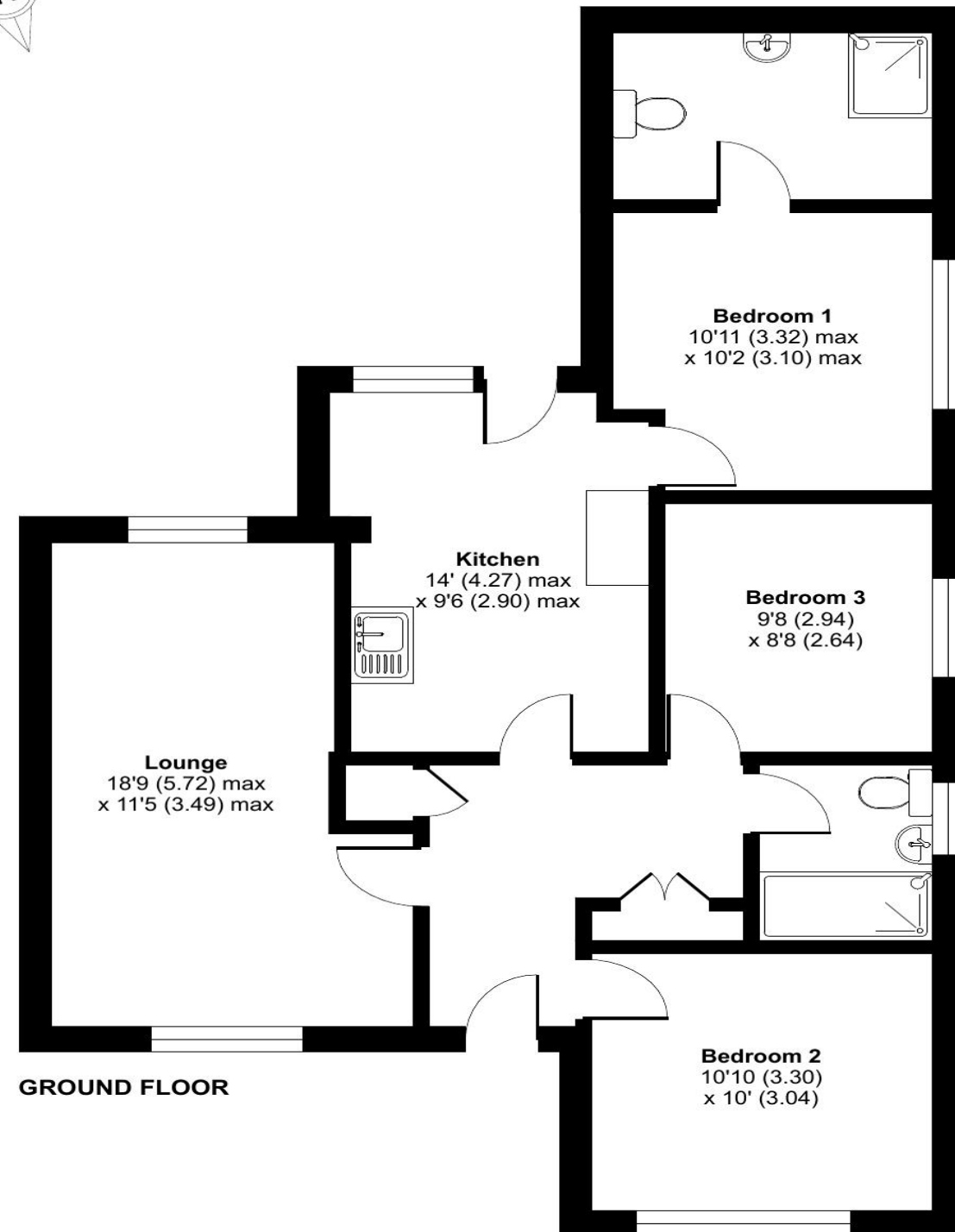


Fairholme Close, Ashill, Thetford, IP25

Approximate Area = 859 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1316136



Fairholme Close, Ashill, Thetford, IP25 7BJ

CHAIN FREE! Well presented, semi-detached three bedroom bungalow with en-suite wet room, situated in the popular well serviced village of Ashill and backing onto paddock. The property offers gardens, parking, modern gas central heating and UPVC double glazing. Viewing highly recommended.

Offers in Excess of £230,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

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Situated in the popular well serviced village of Ashill and backing onto paddocks, Longsons are delighted to bring to the market this well presented semi-detached three bedroom bungalow. The property offers en-suite wet room, garage, gardens, parking, modern gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, en-suite wet room to bedroom one, bathroom, gardens, garage, 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

Composite entrance door to front, two built-in storage cupboards, loft access, radiator.

Lounge/Dining Room
18'9" (5.72m) Max x 11'5" (3.48m) Max

UPVC double glazed window to front and rear, radiator.

Kitchen/Breakfast Room
14'0" (4.27m) Max x 9'6" (2.9m) Max

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for cooker, space for upright fridge/freezer, built-in storage cupboard, modern wall mounted gas central heating boiler, UPVC and a composite double glazed

entrance door opening to rear garden, radiator.

Bedroom One
10'11" (3.33m) Max x 10'2" (3.1m) Max

UPVC double glazed window to side, radiator, obscure glass door through to en-suite wet room.

En-Suite Wet Room

Shower, wash basin, WC, tiled splashback, obscured glass UPVC double glazed window to rear, radiator, extractor fan.

Bedroom Two
10'10" (3.3m) x 10'0" (3.05m)
UPVC double glazed window to front, radiator.

Bedroom Three
9'8" (2.95m) x 8'8" (2.64m)
UPVC double glazed window to side, radiator.

Bathroom
Bathroom suite comprising; bath with shower over, wash basin, WC, tiled

splashback, obscure glass UPVC double glazed window to side.

Garage

Concrete panel construction, double wooden doors to front, windows to side, electric power and light.

Outside Front

Front garden laid to lawn, path to front door, shrubs and plants to borders, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden backing onto paddocks laid to lawn, paved patio seating area, greenhouse, wooden garden shed, wooden fence and hedge to perimeter, outside lights.

Agents Note

EPC rating C72 (Full copy available on request)
Council tax band B (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.

- Semi Detached Bungalow
- Three Bedrooms
- En-suite to Bedroom One
- Energy Efficiency Rating C72
- Garage, Gardens & Parking
- Modern Gas Central Heating
- UPVC Double Glazing
- No Onward Chain!

