

LONGSONS



Chapel Yard, Ashill, Thetford, IP25 7AU

Beautifully presented two-bedroom mid-terrace character cottage situated in Ashill. The property offers, lounge, dining room, kitchen, shower room, gas central heating and far reaching countryside views.

Price £240,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
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Located in the sought after village of Ashill, Longsons are delighted to bring to the market this beautifully presented, two-bedroom mid-terrace cottage. This charming cottage offers heaps of character throughout with a contemporary feel and boasts a lounge with a log burning stove, dining room, kitchen, downstairs shower room, two bedrooms, spacious garden with far reaching countryside views, plenty of outbuildings, as well as gas central heating and UPVC double glazing throughout.

Briefly, the property offers, lounge, dining room, hallway, shower room, first floor landing, two bedrooms, spacious rear garden, four outbuildings, off road parking, far reaching countryside views, 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. 24 miles, Watton approx. 3.6 miles, Swaffham approx. 6.5 miles.

Lounge
13'5" (4.09m) x 11'9" (3.58m)
Entrance door to front, feature fireplace with inset log burning stove, bespoke alcove shelving, exposed timber beams, UPVC double glazed window to front, archway and opening to dining room, radiator.

Dining Room
13'1" (3.99m) x 7'5" (2.26m)
Stairs to first floor, archway to kitchen, radiator.

Kitchen
12'0" (3.66m) x 6'4" (1.93m)
Galley style kitchen providing fitted cabinets to wall and floor, oak effect laminate work surface over and tiled splashback, inset stainless steel one and a half bowl sink with mixer tap and drainer, integrated fan oven with integrated ceramic hob and extractor hood over, space for upright fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to rear providing far reaching countryside views, radiator.

Hallway
Door to rear garden, access to shower room.

Shower Room
WC, hand wash basin with fitted cabinet beneath and fitted mirror over, spacious walk in shower with glass screen, ceiling mounted extractor fan, towel radiator.

First Floor Landing
Doors to both bedrooms, loft access.

Bedroom One
13'7" (4.14m) x 8'8" (2.64m)
UPVC double glazed window to front, radiator.

Bedroom Two
10'6" (3.2m) x 8'2" (2.49m)
UPVC double glazed window to rear providing far reaching countryside views, small over stairs storage cupboard housing gas combination boiler, radiator.

Outside Front
Front of property laid to shingle with small bed laid to slate chippings, parking for one vehicle, outside lighting, entrance door.

Outside Rear
Laid to lawn with fencing to perimeters, tiled patio area with ample space for outdoor furniture, two wooden garden sheds, one of which hosts an external wood store, two additional garden cabins, outside lighting, outside tap and far reaching countryside views.

Agent`s Note
EPC rating D63 (Full copy available on request).
Council tax band A (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.

- Beautifully Presented Mid-Terrace Character Cottage
- Two Bedrooms
- Spacious Garden with Far Reaching Countryside Views
- Energy Efficiency Rating D63
- Off-road Parking
- Four Outbuildings







