



## Church Street, Ashill, Thetford, IP25 7AW

Very well presented, flint character cottage built circa late 18th century situated in the popular Norfolk village of Ashill. This superb property retains many original features and oozes character throughout. Benefits include delightful cottage style gardens, three reception rooms and conservatory

**Offers In Excess Of £280,000 Freehold**

EER E (45/78) EIR E (39/70)







Situated in the popular village of Ashill, Longsons are delighted to bring to the market this very well presented, flint character cottage built circa late 18th century. Oozing character throughout with a versatile layout, this superb property retains many original features boasts absolutely delightful cottage style gardens, 2/3 bedrooms, three reception rooms, log burning stove, conservatory, garden studio/office.

Viewing highly recommended to fully appreciate.

Briefly, the property offers lounge, dining room, study, conservatory, kitchen, ground floor wet/shower room, two bedrooms, bathroom, garden studio/office, parking, delightful cottage style gardens, oil central heating and UPVC double glazing.

**ASHILL**  
Ashill is a popular village and the amenities include a public house with restaurant and primary school. 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.

#### **Lounge** **12'6" (3.81m) x 12'8" (3.86m)**

Entrance door to front, feature fireplace with inset multi fuel burning stove, exposed timber beams to ceiling and wall, radiator, UPVC double glazed window to front.

#### **Dining Room/Snug** **13'7" (4.14m) x 10'2" (3.1m) Max**

Door to stairs, under stairs storage cupboard, radiator, opening through to conservatory.

#### **Conservatory** **11'0" (3.35m) x 8'2" (2.49m)**

UPVC double glazed conservatory, French doors opening to rear garden, radiator.

#### **Kitchen** **11'11" (3.63m) x 9'3" (2.82m)**

Fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric oven with extractor hood over, space for tumble dryer, built in cupboard housing oil central heating boiler, tiled splashback, UPVC double glazed window to front.

#### **Inner Lobby**

#### **Study** **11'4" (3.45m) x 7'5" (2.26m)**

UPVC entrance door opening to rear garden, three Gothic arched windows to rear and side, built in cupboard, radiator. This could also be used as a single guest bedroom should you choose to.

#### **Shower Room**

Fully tiled wet room, wall mounted shower, hand wash basin, WC, obscure glass UPVC double glazed window to side, fully tiled walls.

#### **Stairs and Landing**

#### **Bedroom One** **12'8" (3.86m) x 12'4" (3.76m) To Wardrobe**

Two built in wardrobes, UPVC double glazed window to front, radiator.

#### **Bedroom Two** **12'1" (3.68m) x 9'0" (2.74m) To Wardrobe**

Two built in wardrobes, UPVC double glazed window to front, radiator.

#### **Bathroom** **13'9" (4.19m) x 7'0" (2.13m)**

White bathroom suite comprising bath with hand shower attachment, wash basin, WC, tiled splashback, two obscure glass UPVC double glazed windows to rear, radiator.

#### **Outside - Front**

Selection of shrubs and plants to beds and borders, driveway laid to shingle, hedge to perimeter, gated access to rear garden.

#### **Rear Garden**

Absolutely delightful well maintained cottage style rear garden, vast array of shrubs, plants and flowers to beds and borders, paved patio seating area, vegetable growing area, garden studio/office, two wooden garden sheds, greenhouse, covered log store.

#### **Garden Studio/Office** **11'5" (3.48m) x 7'5" (2.26m)**

Double glazed windows to rear and side, entrance door opening to rear garden, electric lighting and power.

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.

- Flint Character Cottage
- 2/3 Bedrooms
- Three Reception Rooms
- Garden Studio/Office
- Conservatory
- Built circa late 18th Century
- Delightful Gardens
- Versatile Layout

