



Acacia Avenue, Ashill, Thetford, IP25 7AR

Offered CHAIN FREE!

Spacious, extended semi-detached two bedroom bungalow situated in the popular well serviced village of Ashill.

The property offers lounge, dining room, log burning stove, shower room, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing recommended.

Price £230,000 Freehold



obscure UPVC double glazed window to side aspect, extractor fan.

Garage

Main up and over door to front, UPVC double glazed entrance door open to rear garden, UPVC double glazed window to rear aspect, electric lights and power.

Outside Front

Low maintenance front garden laid to shingle, shrubs and plants to borders, driveway leading to garage providing off road parking, outside lights, outside tap, gated access to rear garden.

Rear Garden

Good sized rear garden laid to lawn, paved patio seating area, garden studio, selection of established shrubs, plants and ornamental trees to beds and borders, outside lights, wooden chain link fence and hedge to perimeter, gated access to front.

Agent's Notes

EPC rating D68 (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.

- CHAIN FREE
- Semi-Detached Bungalow
- Two Bedrooms
- Corner Plot - Generous Gardens
- Garage and Parking
- Popular Village Location
- Gas Central Heating
- UPVC Double Glazing

Situated in the popular village of Ashill, Longsons are delighted to bring to the market this spacious, extended, semi-detached two bedroom bungalow. The property sits on a corner plot with generous gardens and offers garage, parking, log burning stove, shower room, lounge/dining room, gas central heating and UPVC double glazing.

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Briefly, the property offers entrance hall, lounge/dining room, kitchen, two bedrooms, shower room, garage, gardens, parking, gas central heating and UPVC double glazing.

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 double glazed entrance door to front, loft access, radiator.

Lounge

17'7" (5.36m) x 16'3" (4.95m)
Feature fireplace with inset log burning stove, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear aspect, two radiators.

Dining Room

11'7" (3.53m) x 9'10" (3m)
Double glazed roof window, radiator.

Kitchen

10'9" (3.28m) x 9'0" (2.74m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven with Bosch gas hob and extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect.

Bedroom One

14'10" (4.52m) x 9'7" (2.92m)

Fitted wardrobes and drawers, UPVC double glazed window to front aspect, radiator.

Bedroom Two

8'10" (2.69m) x 7'0" (2.13m)

Fitted wardrobes, built in cupboard, UPVC double glazed window to front aspect, radiator.

Shower Room

Double shower cubicle, wash basin, WC, towel radiator, tiled splashback,

