

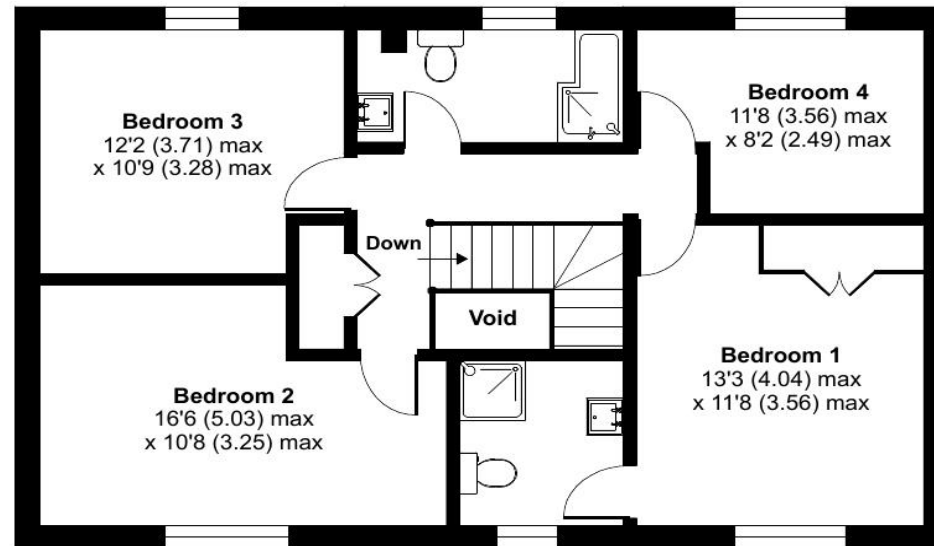
# Hale Road, Ashill, Thetford, IP25

Approximate Area = 1926 sq ft / 178.9 sq m

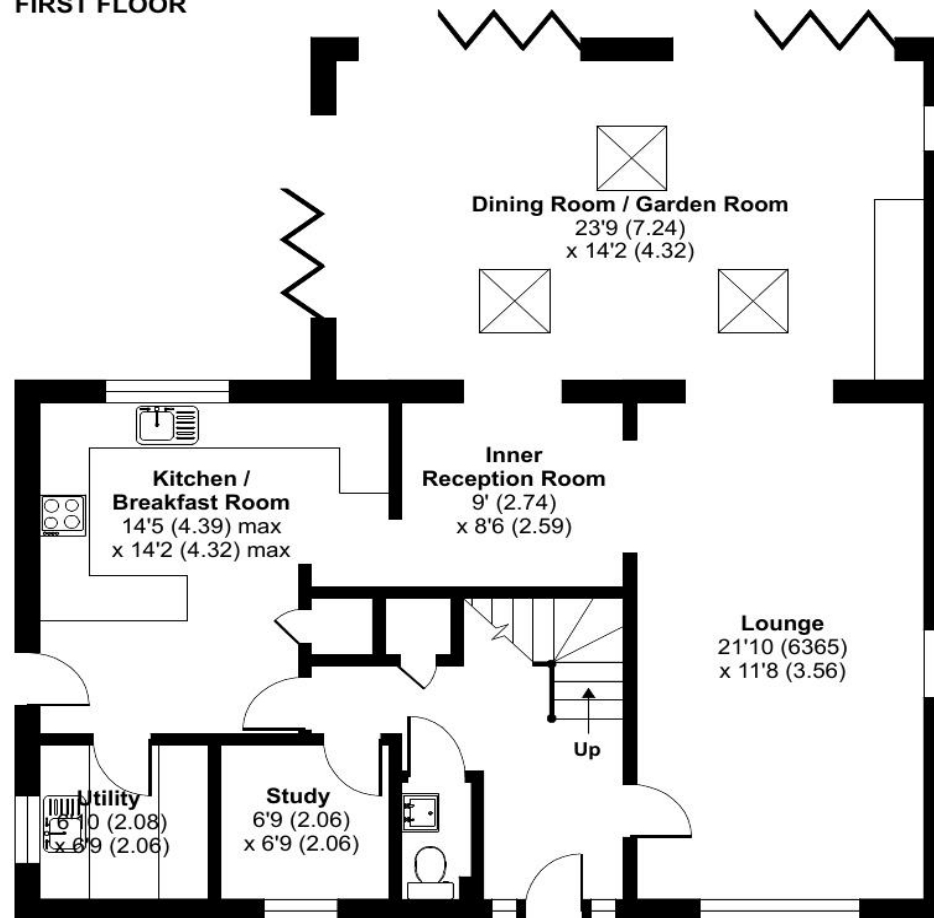
Garage = 297 sq ft / 27.5 sq m

Total = 2223 sq ft / 206.5 sq m

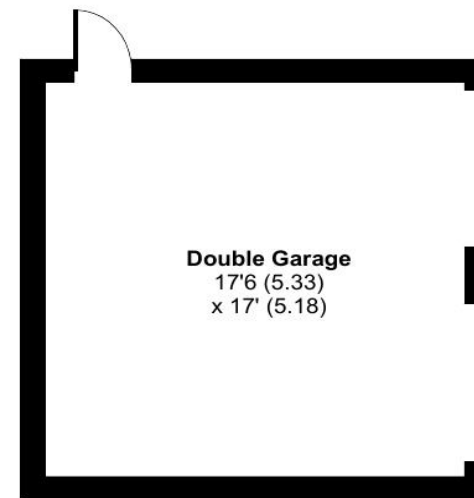
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Double Garage  
17'6" (5.33)  
x 17' (5.18)



## Hale Road, Ashill, Thetford, IP25 7BG

Extremely well presented, spacious detached four bedroom house situated in the popular Norfolk village of Ashill. This superb substantial property has much to offer and includes dining/garden room, kitchen/breakfast room, en-suite shower room, double garage converted to office space and much more!

**Price £525,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1178472



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



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Situated in the popular well serviced village of Ashill, Longsons are delighted to bring to the market this extremely well presented, substantial, extended, detached four bedroom house. This superb sizeable property has much to offer and includes dining/garden room, kitchen/breakfast room, utility room, log burning stove, en suite shower room, double garage currently converted to office space, parking, gardens, gas central heating and UPV double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge, dining/garden room, kitchen/breakfast room, utility room, cloakroom with WC, four bedrooms, en suite shower room to bedroom one, bathroom, double garage (currently converted to office space), 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

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, radiator.

#### Lounge

**21'10" (6.65m) x 11'8" (3.56m)**

Feature fireplace with inset log burning stove, UPVC double glazed bow window to front aspect, radiator.

#### Dining Room / Garden Room

**23'9" (7.24m) x 14'2" (4.32m)**

Three sets of double glazed bi-folding doors opening out to the rear garden, three Velux roof windows, tiles to floor, two radiators.

#### Kitchen / Breakfast Room

**14'5" (4.39m) x 14'2" (4.32m)**

Modern fitted kitchen unit to wall and floor, worksurface over, enamel sink unit with mixer tap and drainer, two Bosch electric ovens with five ring ceramic hob and extractor hood over, intergrated dishwasher, intergrated fridge/freezer, breakfast bar, built in storage cupboard, UPVC double glazed window to rear aspect, two radiators, entrance door opening to side.

#### Inner Reception Room

**9'0" (2.74m) x 8'6" (2.59m)**

Openings through to kitchen, lounge and dining room.

#### Utility Room

**6'10" (2.08m) x 6'9" (2.06m)**

Fitted kitchen units to wall and floor, worksurface over, enamel sink unit with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for second dishwasher, space for tall upright fridge/freezer.

#### Study

**6'9" (2.06m) x 6'9" (2.06m)**

UPVC double glazed window to side aspect, radiator.

#### Cloakroom

Hand wash basin set within fitted cabinet. WC, obscure glass UPVC double glazed window to side aspect, radiator.







**Outside Front**

Mainly laid to tarmac driveway providing off road parking, grass to front and side, shrubs and plants to borders, laurel hedge and wooden fence to perimeter, outside light, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, outside lighting, external electric power sockets, outside tap, wooden garden shed, shrubs and ornamental trees to borders, wooden fence to perimeter.

**Agents Note**

EPC rating C72 (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.

- Substantial, Detached House
- Four Bedrooms
- Dining/ Garden Room
- Energy Efficiency Rating C72
- Kitchen /Breakfast Room & Utility
- Double Garage Currently Used as Office Space
- En Suite Shower Room
- Gas Central Heating
- Village Location
- Extremely Well Presented

**Stairs & Landing**

Built in cupboard with double doors housing hot water cylinder, loft access.

**Bedroom One**

**13'3" (4.04m) x 11'8" (3.56m)**

UPVC double glazed window to front aspect, built in wardrobe, radiator, door to en suite shower room.

**En Suite Shower Room**

Double shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiles to floor, obscure glass UPVC double glazed window to front aspect, extractor fan.

**Bedroom Two**

**16'6" (5.03m) x 10'8" (3.25m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Three**

**12'2" (3.71m) x 10'9" (3.28m)**

UPVC double glazed window to front aspect, radiator.

**Bedroom Four**

**11'8" (3.56m) x 8'2" (2.49m)**

UPVC double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising P-shaped bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to rear aspect, towel radiator.

**Double Garage**

**17'6" (5.33m) x 17'0" (5.18m)**

Currently converted to office space with smooth plastered finish to ceiling and walls, spotlights, radiator, storage cupboard to front, further built in storage cupboards, original garage door still in place to change back to double garage if required.

