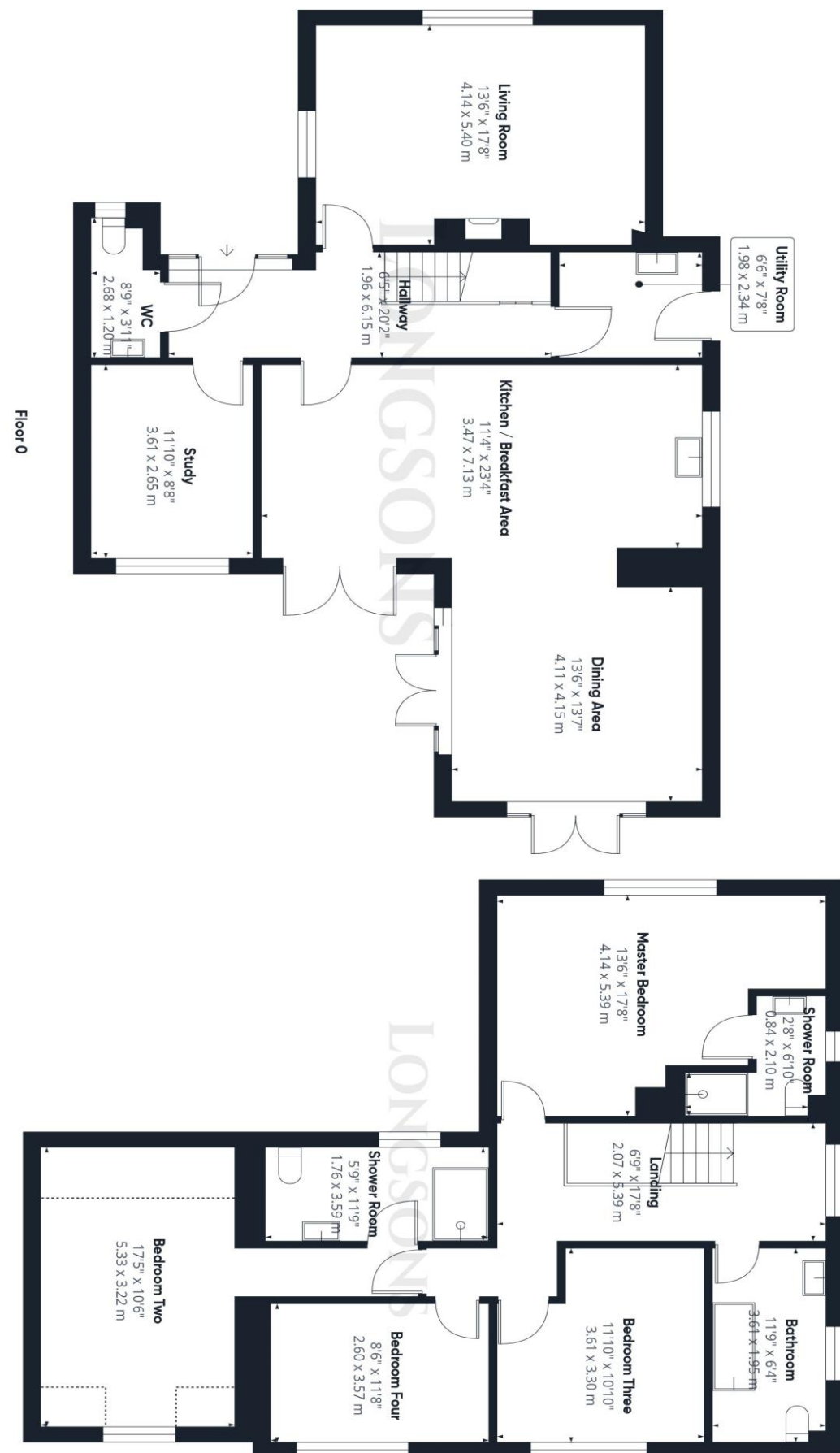




Hale Road, Ashill, Thetford, IP25 7BL

Stunning! Brand new, spacious high specification detached four bedroom house in Ashill. This fabulous property has much to offer and includes a modern open plan kitchen/family room, two reception rooms, utility room, two en-suites, garage, gardens, field views to rear, parking and much more.

Price £2,350 pcm To Let





Situated in the popular village of Ashill, Longsons are delighted to bring to the market this stunning, brand new, spacious detached four bedroom house. This fantastic property has much to offer and includes kitchen/dining/garden room, log burner, two reception rooms, utility room, two en-suites, countryside views to rear, garage, parking, gardens, air source heating and UPVC double glazing.

Available Immediately.

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.

Lounge

13'6" (4.11m) x 17'8" (5.38m)

Feature fireplace with inset log burning stove, UPVC double glazed window to front and side.

Study

11'10" (3.61m) x 8'8" (2.64m)

UPVC double glazed window to rear.

Kitchen/Dining/Garden Room

24'10" (7.57m) Max x 23'4"

(7.11m) Max

Fitted kitchen units to walls and floor, quartz work surface over, integrated double electric oven with warming tray, integrated induction hob with built in extractor, integrated fridge and freezer, integrated dishwasher, large island unit with breakfast bar, ceramic one and a half bowl sink unit with mixer tap, three sets of UPVC double glazed French doors to side and rear, UPVC double glazed window to side, vaulted ceiling to garden room.

Utility Room

6'6" (1.98m) x 7'8" (2.34m)

Fitted units, quartz work surface over, stainless steel sink unit with mixer tap, fitted cupboard housing hot water cylinder, UPVC double glazed entrance door opening to side.

Cloakroom

Wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to front.

Stairs and Landing

Obscure glass UPVC double glazed window to side, radiator.

Bedroom One

13'6" (4.11m) Max x 17'8" (5.38m)

Max

UPVC double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side.

Bedroom Two

17'5" (5.31m) x 10'6" (3.2m)

Sloping ceilings, UPVC double glazed dormer windows to front and rear, two radiators, door to en-suite shower room.

En-Suite Shower Room

Wash basin set within fitted cabinet, walk-in double shower cubicle with rainfall shower head and separate hand shower attachment, WC, towel radiator, obscure glass UPVC double glazed window to front.

Bedroom Three

11'10" (3.61m) Max x 10'10"

(3.3m)

UPVC double glazed window to rear, radiator.

Bedroom Four

8'6" (2.59m) x 11'8" (3.56m)

UPVC double glazed window to rear, radiator.

Bathroom

Suite comprising large double ended bath with standalone water outlet and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side.

Garage

Main door to front, UPVC double glazed entrance door to side, EV electric car charging point.

Outside Front

Driveway providing off-road parking laid to shingle, path leading to the front door, outside lights, gated access to either side to rear garden.

Rear Garden

Generous rear garden laid to lawn enjoying open countryside views, paved patio seating area, outside tap, outside lights, wooden fence to perimeter, gated access either side to front.

Agent's Notes

EPC rating C80 (Full copy available on request)

Council tax band TBC (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Stunning Brand New Four Bedroom House
- Built to a High Specification
- Modern Open Plan Living Space
- Energy Efficiency Rating C80
- Two Reception Rooms and Two En-suites
- Garage, Parking and Garden with Field Views to Rear
- Air Source Heat Pump and UPVC Double Glazing
- Utility Room and Cloakroom

