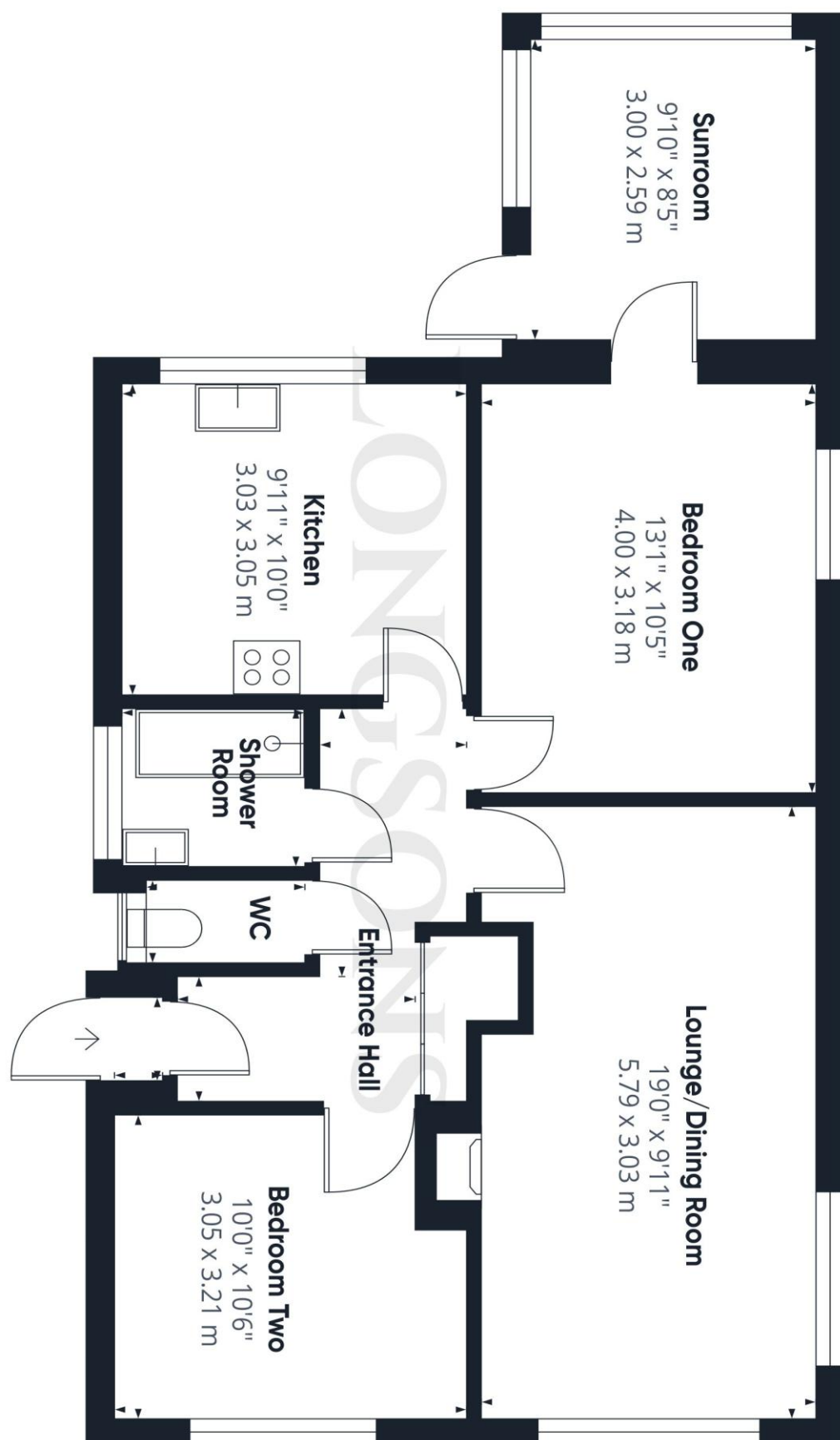




Acacia Avenue, Ashill, Thetford, IP25 7AR

Well presented two bedroom detached bungalow with far reaching countryside views to the rear in the sought after village of Ashill. The property offers lounge/dining room, sunroom, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended!

Price £270,000 Freehold



Situated in the popular well serviced village of Ashill, Longsons are thrilled to bring to the market this well presented two bedroom detached bungalow. The property offers far reaching countryside views to the rear, lounge/dining room, sunroom, gardens, parking with carport, gas central heating, UPVC double glazing.

Viewing highly recommended!

Briefly the property offers entrance hall, kitchen, lounge/dining room, sunroom, two double bedrooms, cloakroom, shower room, front and rear gardens, parking, carport, gas central heating, UPVC double glazing and far reaching countryside views.

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.

Entrance Porch

UPVC entrance door to front.

Entrance Hall

Glazed wooden entrance door to front, cupboard housing wall mounted gas combination boiler, radiator.

Lounge/Dining Room

Feature fireplace with bricks surround and hearth, UPVC double glazed window to front and side, radiator.

Kitchen

10'0" (3.05m) x 9'11" (3.02m)

Range of fitted cabinets to floor and walls, worksurface over, inset stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and ceramic hob with extractor hood over, space for under counter fridge/freezer, space and plumbing for washing machine, space for upright fridge/freezer, UPVC double glazed window to rear, radiator.

Sunroom

9'10" (3m) x 8'5" (2.57m)

Brick built sunroom with UPVC double glazed window to rear and side, UPVC entrance door to rear garden.

Bedroom One

13'1" (3.99m) x 10'5" (3.18m)

Obscured glass UPVC double glazed window to side, radiator, access to conservatory.

Bedroom Two

10'6" (3.2m) x 10'0" (3.05m)

UPVC double glazed window to front, radiator.

Cloakroom

WC, obscure glass UPVC double glazed window to front, radiator.

Shower Room

Double shower cubicle, hand wash basin, towel radiator, partly tiles walls, obscure glass UPVC double glazed window to front.

Outside Front

Driveway providing ample off-road parking leading to carport, chain link and wooden fence to perimeter, outside light, gated access to rear garden.

Rear Garden

With far reaching countryside views laid to lawn with central path, established shrubs and trees to borders, area laid to shingle providing space for outside seating, wooden shed, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D55 (Full copy available on request)

Council tax band B (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.

- Two Bedroom Detached Bungalow
- Far Reaching Countryside Views to the Rear
- Sought After Village Location
- Energy Efficiency Rating D55
- Gardens, Parking and Carport
- UPVC Double Glazing and Gas Central Heating

