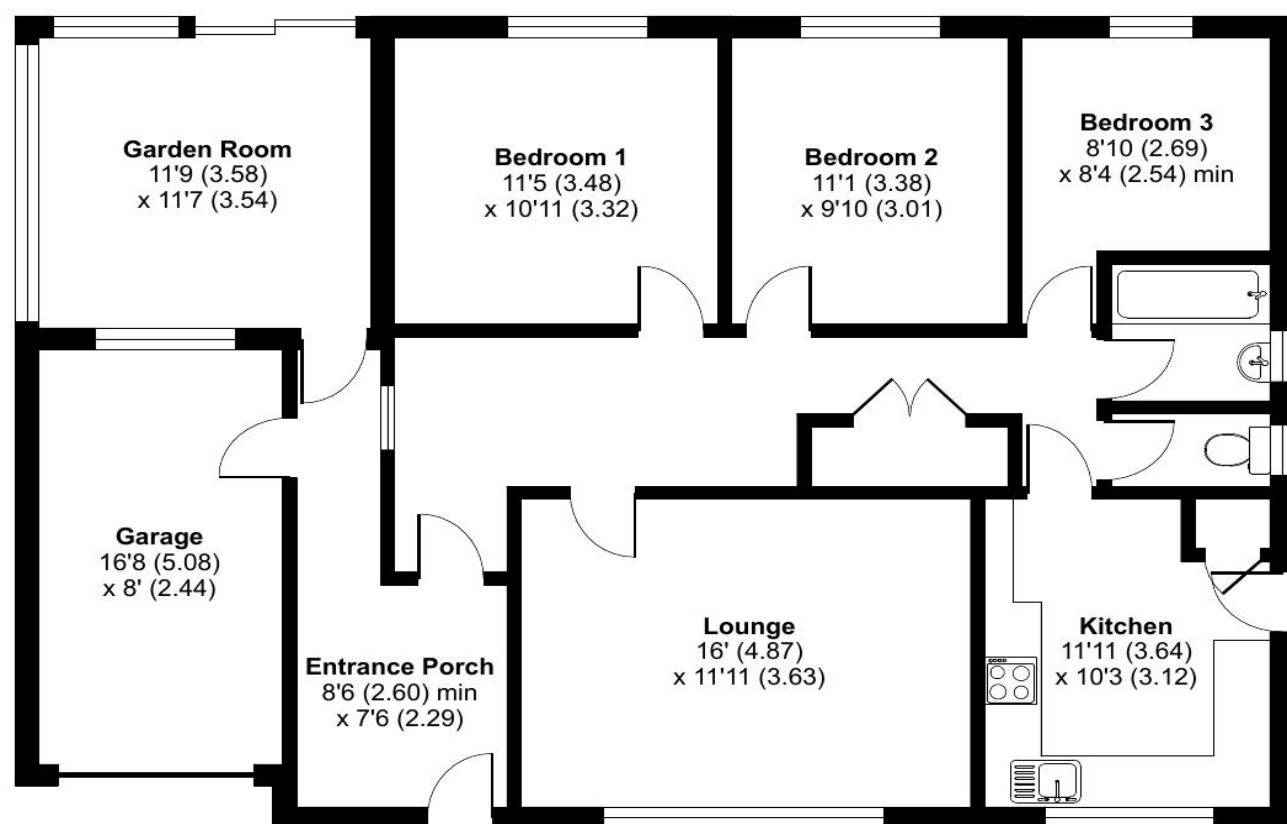


# Woodlands, Ashill, Thetford, IP25

Approximate Area = 1300 sq ft / 120.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



## The Woodlands, Ashill, Thetford, IP25 7AL

CHAIN FREE!

Detached three bedroom bungalow, ready for updating and situated on a corner plot within a popular development in the well serviced village of Ashill. The property offers plenty of potential and includes garage, parking, gardens, garden room, gas central heating and UPVC double glazing.

**Price £280,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1258116



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>

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>





Situated on a corner plot within a popular development in the well serviced village of Ashill, Longsons are delighted to bring to the market this detached three bedroom bungalow. The property would benefit from updating and offers plenty of potential with a garage, garden room, parking, gardens, CCTV and alarm system, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, hallway, lounge, garden room, kitchen, three bedrooms, bathroom, WC, garage, parking, gardens, CCTV, alarm, 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 Porch**

UPVC double glazed entrance door to front, entrance door to garden room, radiator.

#### **Hallway**

Two built-in storage cupboards, loft access with ladder, radiator.

#### **Lounge**

**16'0" (4.88m) x 11'11" (3.63m)**  
UPVC double glazed window to front, radiator.

#### **Kitchen**

**11'11" (3.63m) x 10'3" (3.12m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel double bowl corner sink unit with mixer tap, integrated double electric oven, integrated electric hob with extractor hood over, space and plumbing for washing machine and dishwasher, built-in cupboard housing modern gas central heating boiler, UPVC double

glazed entrance door opening to side, UPVC double glazed window to front, tiled splashback.

#### **Garden Room**

**11'9" (3.58m) x 11'7" (3.53m)**  
UPVC double glazed sliding patio doors to rear garden, double glazed windows to rear and side, electric power and lights, wall mounted electric heater.

#### **Bedroom One**

**11'5" (3.48m) x 10'11" (3.33m)**  
UPVC double glazed window to rear, electric storage heater.

#### **Bedroom Two**

**11'1" (3.38m) x 9'10" (3m)**  
UPVC double glazed window to rear, electric storage heater.

#### **Bedroom Three**

**8'10" (2.69m) x 8'4" (2.54m) Min**  
Currently used as a study with CCTV covering the outside (4 cameras) linked to a TV screen and control box with digital recording, UPVC double glazed window to rear, radiator.

#### **Bathroom**

Suite comprising bath and wash basin, obscure glass UPVC double glazed window to side, tiled splashback, radiator.

#### **Separate WC**

WC, fully tiled walls, obscure glass UPVC double glazed window to side.

#### **Garage**

**16'8" (5.08m) x 8'0" (2.44m)**  
Main up and over door to front currently boarded up, although will be straightforward to remove boarding if use of door is required again, obscure glass window to rear, entrance door opening to side, electric power and lights.

#### **Outside Front**

Low maintenance front garden laid to shingle, shrubs and plants to borders, outside lights, driveway providing off road parking, CCTV, gated access to rear, fence to perimeter rear garden.

#### **Rear Garden**

Enclosed low maintenance rear garden laid to shingle, paved patio seating areas, shrubs, plants and fruit trees to beds and borders, water feature, wooden garden shed, metal garden shed, greenhouse, CCTV, heat/motion censored outside light, double electric point, outside tap, wooden fence to perimeter, gated access to front.

#### **Agent's Notes**

EPC rating D62 (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.

- Detached Bungalow
- Three Bedrooms
- Plenty of Potential
- Energy Efficiency Rating C62
- Bathroom and Separate WC
- Garage, Parking and Gardens
- Gas Central Heating
- UPVC Double Glazing

