



THE STORY OF

# 48 Acacia Avenue

*Ashill, Norfolk*

**SOWERBYS**





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# 48 Acacia Avenue

Ashill, Norfolk  
IP25 7AR

Detached Bungalow

Located within a  
Popular Cul-De-Sac

Delightful Views  
Over Green Space

Three Bedrooms

Mains Gas Fired  
Central Heating

Garage and Driveway

Delightful Enclosed  
Rear Garden

No Onward Chain

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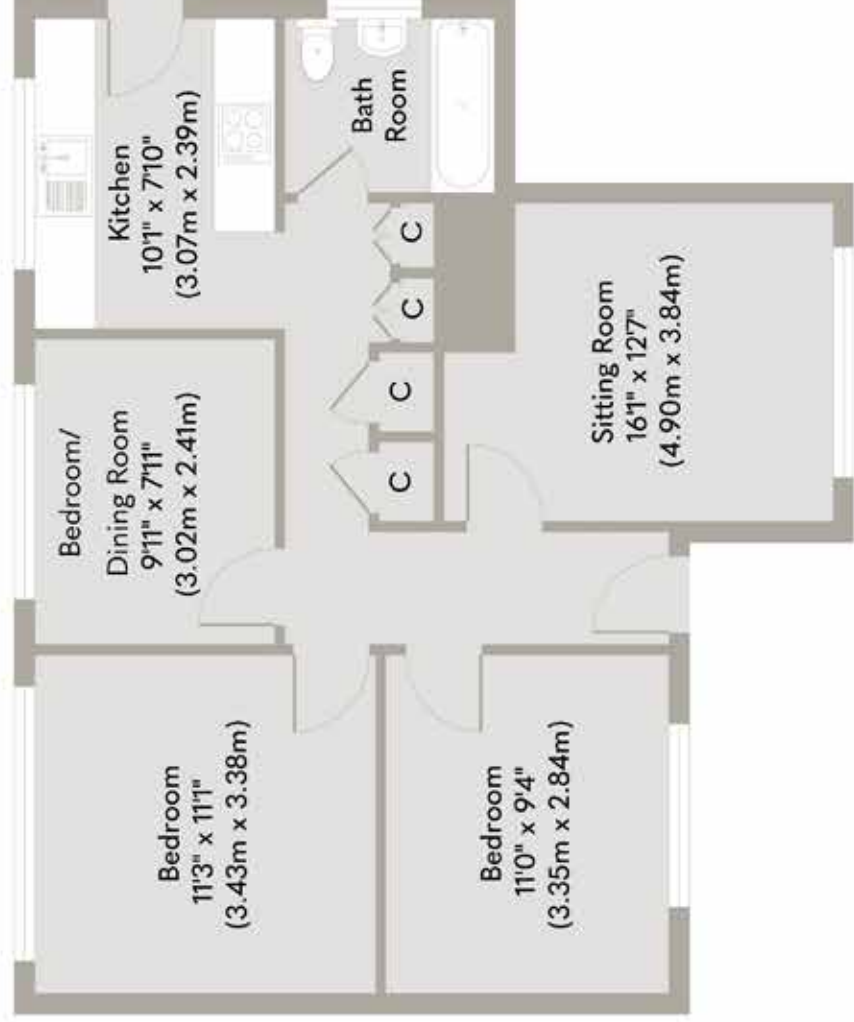
Offered to the market with No Onward Chain, this detached bungalow overlooks a delightful village green in a highly regarded cul-de-sac within the well-served village of Ashill, which offers a range of local amenities.

This deceptively spacious bungalow features three well-presented bedrooms, a charming living room with an open fireplace, a fitted kitchen, a bathroom, and a utility room. The property presents an excellent opportunity for those seeking a blank canvas and could be modernised and/or extended to suit individual preferences (STPP).

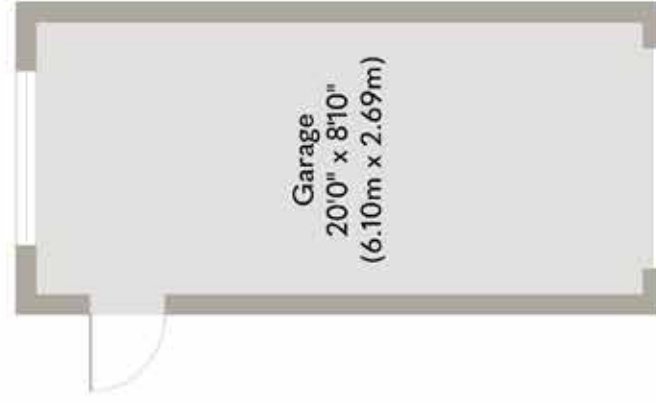
Outside, the property benefits from front and enclosed rear gardens, ample driveway parking, and a garage.







Approximate Floor Area  
684 sq. ft  
(63.54 sq. m)



Garage  
Approximate Floor Area  
177 sq. ft  
(16.44 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Ashill

## A MID-NORFOLK VILLAGE TO CALL HOME

Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

In each direction a different taste of Fen-land lifestyle calls to be enjoyed. To the west, Hanseatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of the sought-after north Norfolk curve around the coast. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 2277-6325-1261-2588-0612

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///island.afternoon.teams

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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