



THE STORY OF

# 5 Cornflower Way

*Ashill, Norfolk*

SOWERBYS





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# 5 Cornflower Way

Ashill, Norfolk  
IP25 7FQ

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Private Cul-De-Sac Location

Modern Home with Oak-Style Flooring and  
Underfloor Heating to Ground Floor

Open Plan Kitchen and Dining Area with  
Storage and Bi-Fold Doors to the Garden

Dedicated Study

Spacious Sitting Room with Dual  
Aspects for Plenty of Natural Light

Four Well-Proportioned Bedrooms  
with an En-Suite to Principal

Detached Garage and Generous  
Driveway Providing Ample Parking

Private Rear Garden with Extensive  
Patio, Lawn, Greenhouse and Storage

Energy-Efficient Air Source Heat  
Pump for Heating and Hot Water

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Tucked away in a peaceful cul-de-sac on the edge of Ashill, 5 Cornflower Way offers a perfect balance of modern comfort and village charm. With countryside walks just beyond the doorstep and a well-loved local pub within strolling distance, this home provides a welcoming retreat in a friendly community.

Designed with both practicality and style in mind, the ground floor features flowing oak-style flooring and underfloor heating, creating a warm and inviting atmosphere. The kitchen and dining space is the heart of the home, thoughtfully enhanced by the current owner to maximise storage and functionality. Bi-fold doors open onto the garden, allowing for an effortless transition between indoor and outdoor living, whether you're enjoying a quiet morning coffee or entertaining guests. A dedicated study provides a separate and private workspace, ideal for home working or a hobby room.

The sitting room stretches the full depth of the property, benefiting from dual aspects that fill the space with natural light. This generous layout makes it a flexible area for both relaxed evenings and social gatherings.

Upstairs, natural light floods the landing, leading to four well-proportioned bedrooms and a family bathroom. The principal bedroom features an en-suite shower room and built-in storage, while the remaining rooms offer ample space for family and guests.

Outside, the property continues to impress. A detached garage and generous driveway provide ample parking, while the rear garden has been thoughtfully arranged to suit both relaxation and practical needs. A fenced-off area behind the garage houses a greenhouse and storage space, perfect for gardening enthusiasts, while the main garden features an extensive patio and lawn, offering plenty of potential for personalisation.

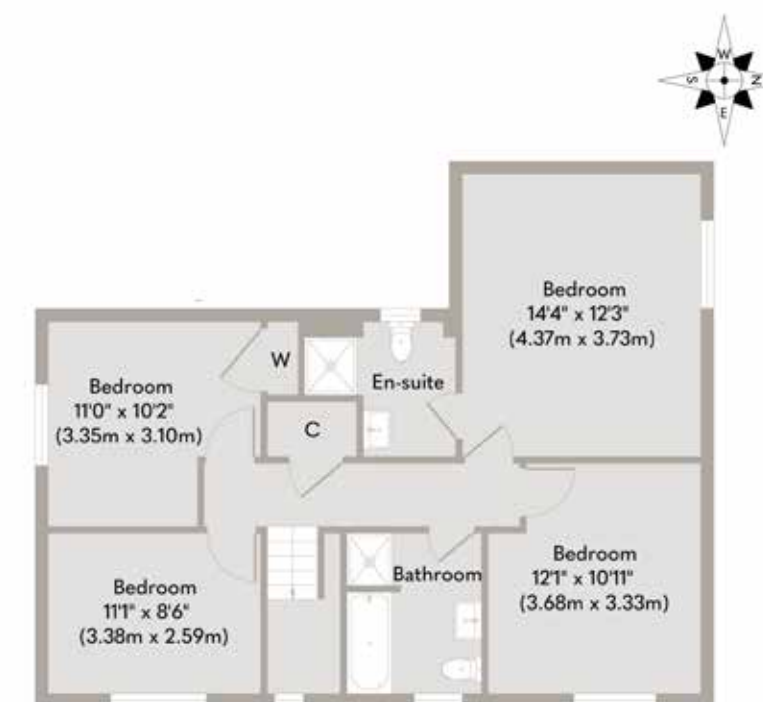




With countryside walks just beyond the doorstep and a well-loved local pub within strolling distance, this home provides a welcoming retreat...







**First Floor**  
732 sq ft / (68.02 sq.m)



**Garage**  
241 sq ft / (22.37 sq.m)

**Ground Floor**  
732 sq ft / (68.02 sq.m)

list 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, om  
mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or te  
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# 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 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.



### Note from Sowerbys



“This home is as practical as it is inviting. The current owner has cherished their time here.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 0010-3405-4439-2702-2445

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: ///sailor.pleaser.pretty

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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