



The Oaks

Ashill, IP25

£375,000

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Description

This spacious FAMILY HOME enjoys a GENEROUS PLOT which has been exceptionally well maintained and includes a DOUBLE GARAGE as well as driveway off street parking.

Downstairs the house includes a welcoming entrance hall which includes a cloakroom W.C as well as a spacious lounge/ dining room with patio doors leading into a CONSERVATORY and French doors to the rear garden. There is also a feature electric fireplace. The kitchen is fully fitted with a range of wall and base level units, Granite worktops, butler sink, a wall mounted combination gas boiler and space for a fridge freezer, washing machine, tumble drier and dishwasher. The downstairs accommodation is concluded by a STUDY which would be an ideal space to WORK FROM HOME.

Upstairs the house offers four bedrooms including an EN SUITE shower room to the master bedroom. There is a contemporary FAMILY BATHROOM which comprises a W.C, wash hand basin, heated towel rail and bath with a shower attachment over.

Outside there are two side access gates to an expansive rear garden which has been meticulously well maintained by the homeowners. There is a shingled side garden which is ideal for seating/ entertaining as well as a useful Summerhouse. There is also another shingled garden space which is currently used to house various vegetable planters. To conclude, there is a DOUBLE GARAGE which benefits from power and light as well as electric roller doors.

The property also benefits from fourteen south facing solar panels, installed in 2013, which are owned outright and accrue an annual income.

Ashill is a small village in the Norfolk county and benefits from a Community Centre, Village Shop, a Primary School and a thriving Pub within walking distance of the property. The village

is approx 6.5 miles from Swaffham Market Town and sits between Norwich (approx 27.4 miles) and Kings Lynn (24.2 miles).

Measurements

Entrance Hall - 6'02" x 3'04"

Cloakroom W.C - 4'10" x 2'08"

Lounge/ Dining Room - 23'11" max x 15'04" max

Study - 10'02" x 8'07"

Conservatory - 22'08" x 7'02"

Kitchen - 13'02" x 11'10"

Bedroom - 14'10" max x 12'01" max

En Suite - 7'01" max x 5'10" max

Bedroom - 12'02" x 8'08"

Bedroom - 11'11" max x 8'09" max

Bedroom - 11'11" x 5'08"

Family Bathroom - 6'11" x 5'06"

Double Garage - 18'06" x 16'04"

Agents Note

Council Tax Band - C

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as

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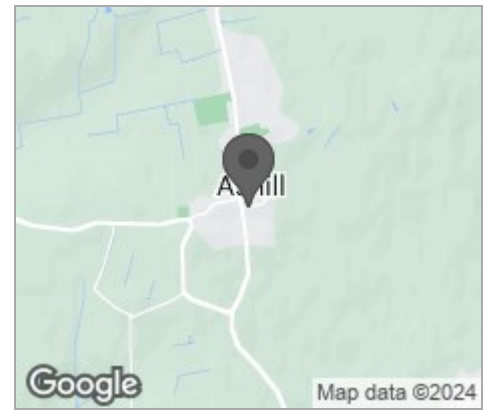
possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	87
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars, 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 any representation or warranty in respect of the property.

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