

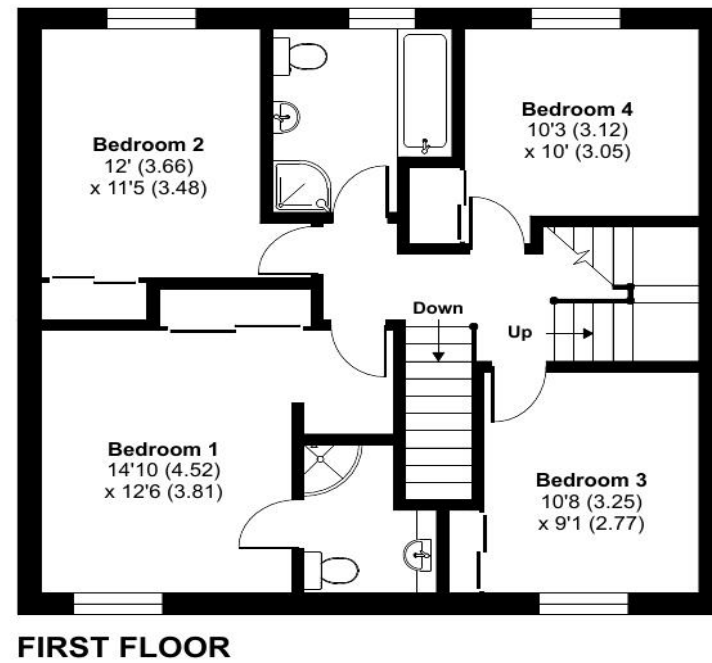
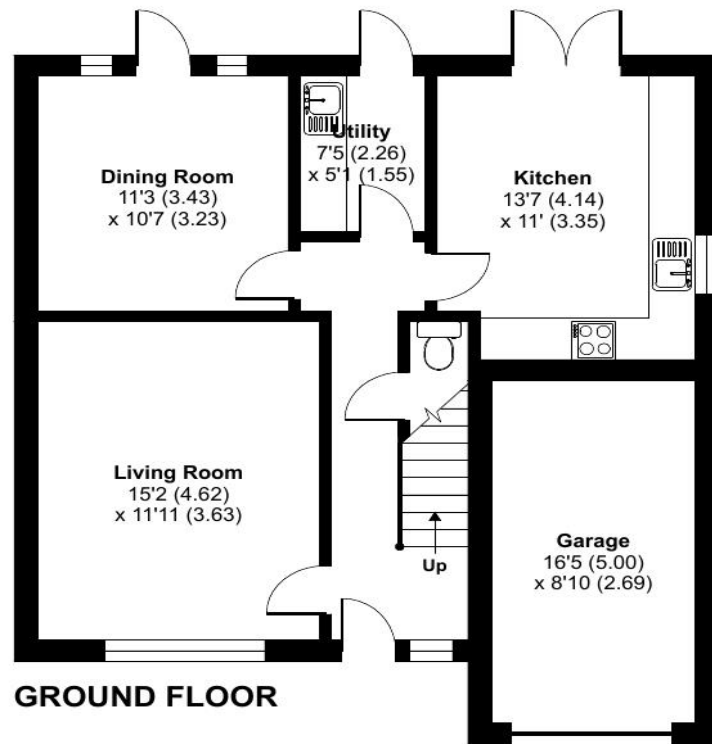
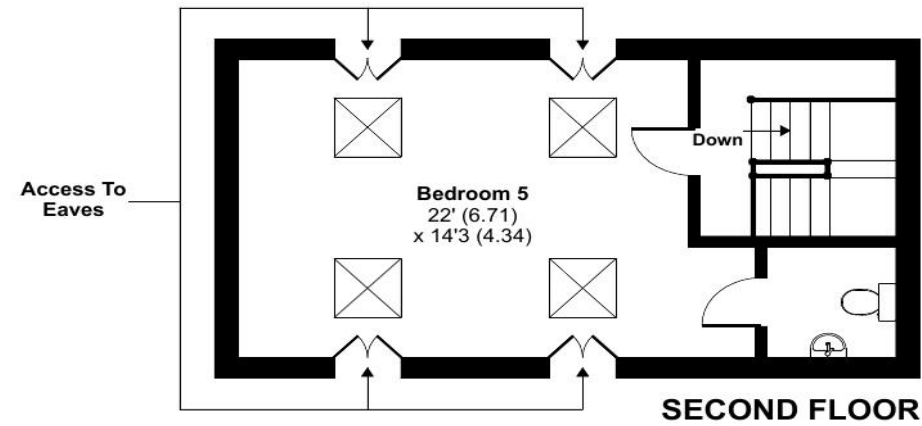
Watton Road, Ashill, Thetford, IP25

Approximate Area = 1791 sq ft / 166.4 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1934 sq ft / 179.7 sq m

For identification only - Not to scale



Watton Road, Ashill, Thetford, IP25 7AQ

Five bedroom detached house, located within the popular village of Ashill. Situated in a non-estate position, this property offers five double bedrooms, living room, cloakroom to ground floor, kitchen, utility room, en-suite facilities, family bathroom, outside spaces, garage and more!

Guide Price £425,000-£450,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Longsons. REF: 1148027



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En-Suite Bathroom

Shower cubicle, panel bath, hand wash basin, WC, tiled flooring, heated towel rail, UPVC double glazed obscured window to front aspect.

Bedroom Two

12'0" (3.66m) x 11'5" (3.48m)

Built-in wardrobes, UPVC double glazed window to rear aspect, radiator.

Bedroom Three

10'8" (3.25m) x 9'1" (2.77m)

Built-in wardrobe, UPVC double glazed window to front aspect radiator.

Bedroom Four

10'3" (3.12m) x 10'0" (3.05m)

Built-in wardrobe, UPVC double glazed window to rear aspect, radiator.

Bedroom Five

22'0" (6.71m) x 14'3" (4.34m) Into Eaves

Built-in storage spaces, Velux windows to front and rear aspects, radiator, door opening to en-suite toilet.

En-Suite Toilet

Part tiled suite comprising WC and wash basin.

Outside Front

Sweeping in-and-out graveled driveway providing parking for multiple vehicles and gives access to the integrated garage.

Rear Garden

Fully enclosed rear garden mainly laid to lawn with a large patio seating area and summer house.

Garage

16'5" (5m) x 8'10" (2.69m)

Main up and over door to front, power and lights.

Agent's Notes

EPC rating C80 (Full copy available on request)

Council tax band D (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 Family House
- Five Double Bedrooms
- Two Reception Rooms
- En-Suite Facilities and Family Bathroom
- Gardens, Garage and Parking
- UPVC Double Glazing
- Gas Central Heating

Situated in the popular village of Ashill, Longsons are delighted to bring to the market this five bedroom family detached house. The property has a lot to offer including five double bedrooms, two reception rooms, ground floor cloakroom, utility room, en-suite facilities, additional family bathroom, log burning stove, fully enclosed rear garden, garage and ample parking.

Viewing highly advised!

Briefly the property offers, entrance hall, living room, dining room, utility kitchen, cloakroom with WC, five double bedrooms, en-suite bathroom to bedroom one, en-suite toilet to bedroom five, family bathroom, garage, gardens, parking, UPVC double glazing and gas central heating.

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 Hall

Part glazed external entrance door to front aspect, radiator, stairs leading to first floor.

Living Room

15'2" (4.62m) x 11'11" (3.63m)

Brick feature fireplace with log burning stove, UPVC double glazed window to front aspect, radiator.

Cloakroom

Hand wash basin, shaving socket, WC, heated towel rail, part tiled walls, tiled flooring.

Dining Room

11'3" (3.43m) x 10'7" (3.23m)

UPVC double glazed window to rear aspect, radiator, UPVC double glazed French doors opening to rear garden.

Kitchen

13'7" (4.14m) x 11'0" (3.35m)

Range of fitted cabinets to walls and floor complemented by a work surface over, inset stainless steel sink and drainer with mixer tap, range of integrated appliances including; gas hob, electric oven, dishwasher and fridge/freezer, radiator, tiled splashback, UPVC double glazed window to side aspect, UPVC double glazed French doors opening to rear garden.

Utility Room

7'5" (2.26m) x 5'1" (1.55m)

Range of fitted units to walls and floor complemented by a work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled flooring, UPVC part glazed external entrance door opening to rear garden.

Stairs and Landing

Understairs storage, radiator.

Bedroom One

14'10" (4.52m) x 12'6" (3.81m)

Built-in wardrobe, radiator, UPVC double glazed window to front aspect, door opening to en-suite bathroom.

