

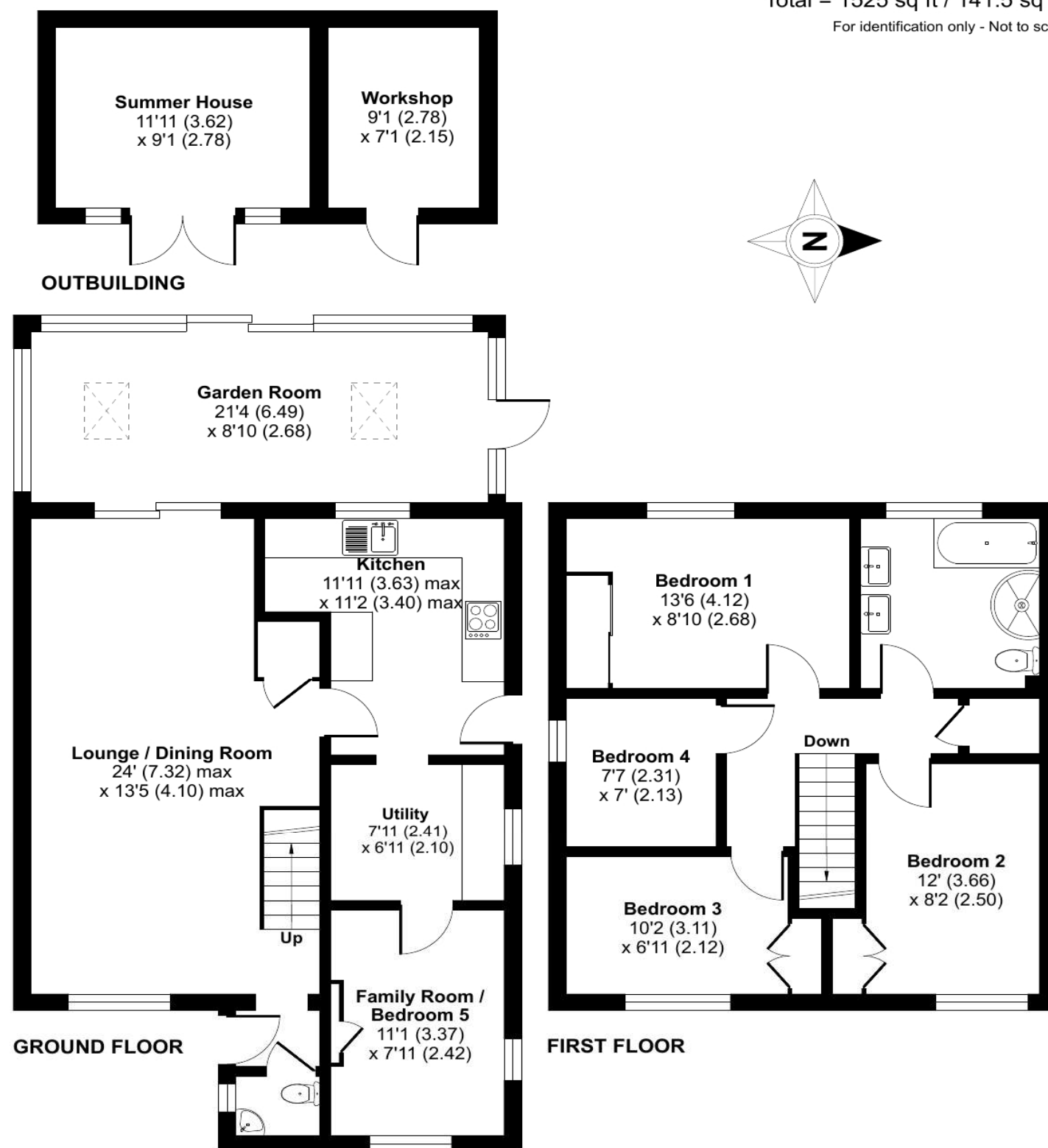
The Oaks, Ashill, Thetford, IP25

Approximate Area = 1353 sq ft / 125.6 sq m

Outbuilding = 172 sq ft / 15.9 sq m

Total = 1525 sq ft / 141.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1266995



The Oaks, Ashill, Thetford, IP25 7AN

CHAIN FREE!

Well presented, detached four/five bedroom house situated in the popular well serviced village of Ashill. The property offers garden room, cloakroom with WC, four piece bathroom suite, utility room, garden buildings, gas central heating and UPVC double glazing.

Guide Price £300,000 - £325,000 Freehold

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Situated in the popular well serviced village of Ashill, Longsons are delighted to bring to the market this very well presented detached four/five bedroom house. The property offers garden room, utility room, cloakroom with WC, four piece bathroom suite, low maintenance rear garden with good size summer house and workshop, parking, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Briefly the property offers entrance hall, cloakroom with WC, lounge/dining room, garden room, kitchen, utility room, study/bedroom five, four further bedrooms, bathroom, gardens, parking, 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 Hall

UPVC double glazed entrance door to front.

Cloakroom

Corner wash basin set within fitted cabinet, WC, fully tiled walls, tiles to floor.

Lounge/Dining Room

24'0" (7.32m) x 13'5" (4.09m) Max
Stairs to first floor, built-in storage cupboard, double glazed sliding patio doors opening to garden room, UPVC double glazed window to front, two radiators, feature electric fireplace.

Garden Room

21'4" (6.5m) x 8'10" (2.69m)
UPVC double glazed full height doors and windows to rear and sides, electric power, two Velux double glazed roof windows.

Kitchen

11'11" (3.63m) Max x 11'2" (3.4m) Max

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, large range style electric cooker with seven ring gas hob and extractor hood over, tiled splashback, UPVC double glazed window to rear, UPVC double glazed entrance door opening to side, arched opening through to utility room.

Utility Room

7'11" (2.41m) x 6'11" (2.11m)
Fitted kitchen units to walls and floor, work surface over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, space for large American style fridge/freezer, UPVC double glazed window to side.

Family Room/Bedroom Five

11'1" (3.38m) x 7'11" (2.41m)
UPVC double glazed window to front and side, cupboard housing electric consumer unit, radiator.

Stairs and Landing

Loft access, built-in storage cupboard.

Bedroom One

13'6" (4.11m) x 8'10" (2.69m)

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

Bedroom Two

12'0" (3.66m) x 8'2" (2.49m)

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

Bedroom Three

10'2" (3.1m) x 6'11" (2.11m)

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

Bedroom Four

7'7" (2.31m) x 7'0" (2.13m)

UPVC double glazed window to side, radiator.

Bathroom

Four piece bathroom suite comprising double ended bath with centrally mounted mix tap and separate hand shower attachment, shower cubicle, dual wash basins both set within fitted cabinets, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

Outside Front

Front garden laid to grass, driveway laid to block paving providing off road parking, outside lights, gated access to rear garden.

Rear Garden

Enclosed low maintenance rear garden laid to artificial grass, large wooden summer house/workshop with electric power and lights, paved patio seating area, fish pond, outside lights, outside tap, fruit trees, shrubs and plants to beds and borders, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating D60 (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.

- Well Presented Detached House
- Four/Five Bedroom
- Garden Room
- Energy Efficiency Rating D60
- Kitchen and Utility
- Gardens and Off-Road Parking
- Gas Central Heating and UPVC Double Glazing
- Offered CHAIN FREE!

