

# Acacia Avenue, Ashill, Thetford, IP25

Approximate Area = 2368 sq ft / 219.9 sq m (includes annex)

Garage = 144 sq ft / 13.3 sq m

Total = 2512 sq ft / 233.2 sq m

For identification only - Not to scale



## Acacia Avenue, Ashill, Thetford, IP25 7AR

Spacious detached 3/4 bedroom bungalow with separate one bedroom annexe, situated in the popular village of Ashill. The property offers kitchen/breakfast room, two reception rooms, utility, garden room, generous plot with ample off-road parking, garage, spacious annexe.

**Guide Price £450,000 - £475,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1284133



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windows to sides, UPVC double glazed door to front, radiator.

**Annexe Bedroom**  
**17'4" (5.28m) x 11'11" (3.63m)**  
 UPVC double glazed window to side, two built-in wardrobes, radiator.

**Annexe En-Suite Wet Room**  
 Fully tiled walls, shower, hand wash basin, WC, extractor fan.

**Annexe - Living Room**  
**20'10" (6.35m) x 11'8" (3.56m)**  
 Dual aspect UPVC double glazed windows to sides, radiator.

**Garage**  
 Main up and over door to front, currently not in use as used as a storage room, UPVC double glazed window to rear, electric lights and power, UPVC double glazed door leading to rear garden.

**Outside Front**  
 Driveway providing off-road parking leading to garage, front garden laid to lawn, outside lights, wooden fence to perimeter.  
 Annexe Front;  
 Plants and shrubs to borders, fence and hedge to perimeter, gated access to rear garden.

**Rear Garden**  
 Brickweave block paved patio area with path leading to another patio area, three areas laid to lawn, mature shrubs and plants to beds and borders, raised flower beds with decorative slate chippings, garden pond, two wooden sheds, wooden decking leading up to pond, wooden fence to perimeter.

**Agents Note**  
 EPC rating D64 (Full copy available on request)  
 Council tax band for main bungalow C and Annexe A (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.

- Three Bedroom Detached Bungalow
- One Bedroom Annexe
- Generous Plot with Ample Parking
- Energy Efficiency Rating D64
- 2 Receptions and Garden Room to Main Bungalow
- Kitchen/Dining Room and Living Room to Annexe
- UPVC Double Glazing and Gas Central Heating
- Viewing Highly Recommended

Situated in the popular village of Ashill with countryside view to the side, Longsons are delighted to bring to the market this very spacious bungalow with flexible accommodation. Currently the bungalow has a separate annexe but would easily be converted into a very large bungalow. The bungalow offers kitchen/breakfast room, utility, two reception rooms, garden room, three double bedrooms and family bathroom. The annexe offers kitchen/dining room, living room, one bedroom and ensuite wet room. Both accommodations include UPVC double glazing and gas central heating. Viewing highly recommended to appreciate what's on offer.

**Entrance Hall**  
 UPVC double glazed door to front, large storage cupboard housing hot water cylinder and boiler, loft access.

**Kitchen/Breakfast Room**  
**20'7" (6.27m) Max x 14'11" (4.55m) Max**  
 Fitted kitchen units to walls and floor, work surface over, one and a half bowl sink unit with mixer tap and drainer and additional boiling water tap, breakfast bar, integrated electric double oven, integrated electric hob with extractor hood over and tiled splashback, tiles to floor, space and plumbing for

dishwasher, space for upright fridge freezer, UPVC double glazed French doors leading to conservatory, UPVC double glazed window to rear, radiator.

**Utility Room**  
**11'8" (3.56m) x 10'2" (3.1m)**  
 Fitted cabinets to wall and floor, work surface over, one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, radiator.

**Dining Room**  
**19'1" (5.82m) x 10'11" (3.33m)**  
 UPVC double glazed French doors leading to conservatory, radiator.

**Sitting Room**  
**20'11" (6.38m) x 11'6" (3.51m)**  
 UPVC double glazed French doors leading to rear garden, radiator.

**Garden Room**  
**21'9" (6.63m) x 9'8" (2.95m)**  
 UPVC double glazed French doors leading to rear garden, two UPVC double glazed windows to rear, radiator.

**Bedroom One**  
**16'3" (4.95m) x 11'0" (3.35m)**  
 Fitted wardrobes, UPVC double glazed window to front, radiator.

**Bedroom Two**  
**11'0" (3.35m) x 9'8" (2.95m)**  
 UPVC double glazed window to front, radiator.

**Bedroom Three**  
**10'2" (3.1m) x 8'0" (2.44m)**  
 UPVC double glazed window to side, radiator.

**Bathroom**  
 Panelled bath with shower over, hand wash basin with tiled splash back, WC, UPVC double glazed obscure window to side, radiator.

**Annexe Entrance Hall**  
 Radiator.

**Annexe Kitchen/Dining Room**  
**20'10" (6.35m) x 9'10" (3m)**  
 Fitted kitchen units to wall and floor, work surface over with stainless steel one and a half bowl sink unit with boiling water tap and drainer, integrated electric double oven, intergrated hob with extractor hood over with splashback, space and plumbing for washing machine, space for small fridge, Dual aspect UPVC double glazed

