

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.

Offers In Excess Of £425,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 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 en-suite 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

