



The Oaks, Ashill, Thetford, IP25 7AN

welcome to

The Oaks, Ashill, Thetford

A well presented and extended 4/5 bedroom detached family home, occupying a central village setting within this quiet cul-de-sac. Boasting generous accommodation including a large lounge/dining room and conservatory, together with off-road parking, gardens, timber workshop & summerhouse and more!

We are extremely pleased to offer for sale this spacious 4/5 bedroom detached house, situated within a lovely cul-de-sac position in the pretty village of Ashill. Ashill is a popular village, located approximately 4 miles from the market town of Watton and around 6 miles from Swaffham, offering a convenience store, primary school, public house and wonderful village green and duck pond to name a few amenities.

The original accommodation has been enhanced by the addition of a roomy conservatory to the rear elevation, and the conversion of the integral garage to a dual aspect study/ground floor bedroom and useful utility room. The ground floor accommodation now briefly comprises; entrance porch, cloakroom w.c, generous open-plan lounge/dining room with patio style doors leading to the large conservatory. There is a fully fitted kitchen, separate utility room and dual aspect study/ground floor bedroom. This is complemented on the first floor by 4 good sized bedrooms and a 5-piece family bathroom. Coupled with this accommodation, the property further benefits from UPVC double glazed windows and gas fired radiator central heating. Outside, the property boasts a driveway to the front, providing off-road parking and a fully enclosed, well-manicured rear garden with a sizeable timber workshop & summerhouse.

Offered **CHAIN FREE** and presented in great order throughout - this property must be viewed to fully appreciate the size, location and accommodation offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Wood effect laminate flooring, doorway opening to the lounge/dining room, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c and vanity hand wash basin with storage under, ceramic tiled walls, ceramic tiled flooring, UPVC double glazed window to the side aspect.

Open-Plan Lounge/Dining Room

24' x 13' 5" max (7.32m x 4.09m max)

Staircase rising to the first floor landing, two radiators, television point, wood effect laminate flooring, UPVC double glazed window to the front aspect, glazed patio style doors opening to:

Conservatory

21' 2" x 9' 4" (6.45m x 2.84m)

Of mostly UPVC and double glazed construction with mono-pitched roof and Velux double glazed windows, UPVC double glazed external entrance door opening to the rear garden.

Inner Hallway

Door to built-in storage cupboard, further door opening to:

Kitchen

12' x 11' 3" max narrowing to 8' min (3.66m x 3.43m max narrowing to 2.44m min)

A comprehensive range of wall and floor mounted fitted kitchen units in light wood finish with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, Range style oven with extractor hood over, tile effect laminate flooring, UPVC double glazed internal window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect, opening to:





Utility Room

7' 11" x 7' (2.41m x 2.13m)

A matching range of wall and floor mounted fitted kitchen units in light wood finish with contrasting work surfaces over, plumbing for washing machine, wall mounted gas fired central heating boiler, UPVC double glazed window to the side aspect, door opening to:

Study/Ground Floor Bedroom

11' x 7' 10" (3.35m x 2.39m)

Radiator, dual aspect UPVC double glazed windows to the front and side.

First Floor Landing

Large walk-in storage cupboard, carpet flooring, loft access, doors opening to all first floor bedrooms and the family bathroom.

Bedroom 1

13' 6" x 8' 9" (4.11m x 2.67m)

A range of free-standing storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

11' 10" x 8' 2" (3.61m x 2.49m)

Free-standing storage wardrobe, built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

10' 2" x 6' 11" (3.10m x 2.11m)

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 4 / Study

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

Radiator, carpet flooring, UPVC double glazed window overlooking the side aspect.



Family Bathroom

Suite comprising close coupled w.c, twin vanity hand wash basins with storage under, panelled bath with shower attachment and separate quadrant shower cubicle with inset shower unit and shower wall panels, fully tiled walls, radiator, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a driveway, which provides off-road parking with a pathway leading to the main entrance door. There is also a lawned front garden with external security lighting.

The fully enclosed, low maintenance rear garden is laid mainly to artificial lawn with paved patio seating areas, raised border areas, retaining fencing and at the far end of the garden, there is a large timber workshop/summerhouse.

Workshop/Summerhouse

Recently re-roofed, of mainly timber construction on a concrete base with insulation, power and lighting connected.

Workshop Area

9' 1" x 7' (2.77m x 2.13m)

Summerhouse Area

11' 6" x 9' (3.51m x 2.74m)

Location

Ashill is a popular village, located just under 4 miles from the bustling town of Watton and 6 miles from the historic market town of Swaffham. There is a public house/restaurant, a parish church that dates from the 14th century and a store providing general groceries and convenience items, opening from early morning to late in the evening. The village centres on the green and a lovely duck pond. The community centre complex provides Ashill with a main event hall and a large grassed playing field for sporting activities. The village also has a mobile library, fish and chip shop and Post Office.



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welcome to

The Oaks, Ashill, Thetford

- **NO ONWARD CHAIN!**
- Well-proportioned 4/5 bedroom detached house
- Ample off-road parking
- Low maintenance rear garden with workshop
- Ground floor w.c. and five-piece family bathroom
- Large lounge/dining room and conservatory
- Gas central heating and UPVC double glazed windows
- Popular village location

Tenure: Freehold EPC Rating: D

offers in excess of **£325,000**

directions to this property:

Leave Swaffham via North Pickenham Road towards the village of North Pickenham and continue through Station Road of Holme Hale. At the old railway bridge, turn right onto Hale Road and proceed along into the village of Ashill. As Hale Road merges onto Watton Road, take the left hand turn onto The Oaks. Take the first left hand turn into the cul-de-sac and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SFM109898 - 0007

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