



**Millfield, Ashill, IP25 7BQ**

**welcome to**

**Millfield, Ashill Thetford**

>> FULLY REFURBISHED! A beautifully presented 2 double bedroom detached bungalow, situated in a quiet cul-de-sac position within this sought-after village. Boasting a re-fitted kitchen, bathroom, shower room, open-plan lounge/dining room, well-manicured front and rear gardens, garage and a driveway!





### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Kitchen**

10' 10" x 10' 6" ( 3.30m x 3.20m )

A range of contemporary wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink unit with swan-neck mixer tap, tiled splash backs and surrounds, built-in oven and hob with extractor hood over, plumbing for washing machine, integrated dishwasher, built-in storage cupboard, tiled flooring, UPVC double glazed window to the side aspect, open-plan to:

#### **Open-Plan Lounge / Dining Room**

21' max x 15' 1" ( 6.40m max x 4.60m )

##### **Lounge Area**

Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, fully glazed internal door opening to the inner hallway, open-plan to:

##### **Dining Area**

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

##### **Inner Hallway**

Airing cupboard, further built-in storage cupboard, radiator, loft access, carpet flooring, doors opening to both bedrooms and the bathroom, further door opening to:

##### **Bedroom 1**

11' x 10' 7" ( 3.35m x 3.23m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

##### **Bedroom 2**

10' 10" x 9' 8" ( 3.30m x 2.95m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

##### **Family Bathroom**

Re-fitted suite comprising low level w.c, pedestal hand wash basin and tiled panelled bath, part tiled

walls, radiator, tiled flooring, two UPVC double glazed windows to the side aspect.

#### **Shower Room**

7' 2" x 4' ( 2.18m x 1.22m )

Newly installed suite comprising double shower cubicle with mains connected rainfall style shower, heated towel rail, glass shelving, tiled flooring, extractor fan.

#### **Outside**

To the front of the property, there is a well-tended lawned garden with decorative shingle edging and planted borders. A long shingle driveway provides off-road parking and access to the garage.

A side gate opens out into the fully enclosed rear garden, which is also laid mainly to lawn with a timber decked seating area, paved patio area, pathways and shingle edging.

#### **Garage**

Up and over door to the front aspect, UPVC double glazed window to the rear aspect, power and lighting connected.

#### **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.

#### **Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to

change.

#### **directions to this property:**

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



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welcome to

## Millfield, Ashill Thetford

- Fully modernised 2 double bedroom detached bungalow
- Quiet cul-de-sac location
- Well-tended front and rear gardens
- Driveway parking and garage
- Re-fitted kitchen, bathroom and recently installed shower room

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of

**£250,000**



Floor Plan

Garage

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110365 - 0005

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