









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 an proceed along into the village of Ashill. Take the second left hand turn onto Millfield and then take the first right hand tu 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.





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

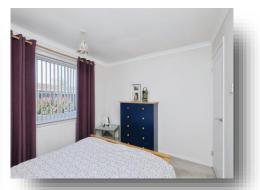
offers in excess of

£250,000



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.fooapent.com









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110365



Property Ref: SFM110365 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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