



Cressingham Road, Ashill, IP25 7DG

welcome to

Cressingham Road, Ashill Thetford

>> VERSATILE ACCOMMODATION! A 4 bedroom detached family home, located in a non-estate position in the sought-after village of Ashill. Boasting 4 double bedrooms, good size lounge/diner, modern fitted kitchen and utility, family bathroom, generous front and rear gardens and more!!



The Accommodation

UPVC part glazed external entrance door opening to:

Entrance Porch

Of UPVC construction with tiled flooring, external entrance doors to front and rear, internal door opening to:

Kitchen

14' 1" x 11' 6" (4.29m x 3.51m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset one and a half bowl sink and drainer with flexi hose tap and waste disposal, plumbing for dishwasher, Rangemaster gas-fired cooker available by separate negotiation, cooker hood, radiator, space for fridge/freezer, storage cupboard, LVT flooring, UPVC double glazed window to rear aspect with bespoke blinds

Utility Room

5' 5" x 4' 10" (1.65m x 1.47m)

A range of matching floor and wall mounted fitted kitchen units with work surface over, plumbing for washing machine, laminate flooring.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, laminate flooring, UPVC double glazed window to side aspect

Inner Hallway

Stair case rising to first floor landing, radiator, external entrance door.

Lounge / Dining Room

Feature fireplace with tiled hearth and decorative surround, wood effect laminate flooring, radiator, television point, telephone point, space for dining table, two x UPVC double glazed window to front aspect.

Snug / Morning Room

18' 2" x 13' 6" (5.54m x 4.11m)

Laminate flooring, radiator, UPVC double glazed

window to side aspect with UPVC double glazed french doors opening to rear garden and bespoke blinds.

First Floor Landing

Carpet flooring, storage cupboard, loft access, doors to all bedrooms and the family bathroom.

Bedroom 1

12' 9" x 11' 10" (3.89m x 3.61m)

Carpet flooring, radiator, eves storage, UPVC double glazed Dorma style window to front aspect.

Bedroom 2

12' 8" plus wardrobe x 11' 8" (3.86m plus wardrobe x 3.56m)

Carpet flooring, radiator, fitted over stair storage wardrobe, UPVC double glazed window to rear aspect.

Bedroom 3

11' 11" x 11' 2" (3.63m x 3.40m)

Carpet flooring, built-in wardrobe with sliding doors, radiator, UPVC double glazed window to rear aspect.

Bedroom 4

12' 2" x 6' 10" (3.71m x 2.08m)

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, heated towel rail, panel bath with mains connected shower over, tiled flooring, fitted bathroom cabinet, UPVC double glazed obscured window to side aspect with roller blind.

Outside

To the front of the property there is a large gravel driveway providing parking for several vehicles and access to the garage. A garden mainly laid to lawn with well-stocked shrub boundaries and provides a lovely decorative kerb appeal, a walkway leads to the front entrance door.

The rear garden is fully enclosed and mainly laid to lawn, a paved patio seating area to the top of top of the garden is a perfect entertaining area for summer barbecues and enjoying this south facing paradise. A feature fish pond provides an idyllic setting, along with a scattering of young trees.

Location

Ashill is a 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, primary school, 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 caters for all age ranges including a kids club and also camping and touring sites. The community hosts a variety of community groups and a regular programme of activities such as quiz nights, sport events and more. Mobile services such as a fish and chip van and library often visit the village.

Council Tax Band

This property is Council Tax band D.

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

directions to this property:

Upon entering the village of Ashill from the Swaffham/South Pickenham direction, take the right hand turn onto Cressingham Road, signposted 'Little Cressingham'. Follow the road and where the road forks, bear right and the property will be found along on the left hand side, identified by our William H Brown For Sale sign.



view this property online williamhbrown.co.uk/Property/SFM109697



welcome to

Cressingham Road, Ashill Thetford

- Spacious 4 bedroom detached family home
- 'L' shaped lounge/diner with feature fireplace
- Modern fitted kitchen with utility room
- Separate snug/morning with views of the garden
- Generous front and rear gardens with a good degree of privacy

Tenure: Freehold EPC Rating: D

offers in excess of

£375,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM109697



Property Ref:
SFM109697 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk