



Orchard Close, Ashil, IP25 7DA

welcome to

Orchard Close, Ashill Thetford

>>NO ONWARD CHAIN - A well presented 2 double bedroom detached bungalow, located on the edge of this popular village. Offering an open-plan kitchen/dining room, front-facing lounge, re-fitted shower room, off-road parking, garage and generous rear gardens with far-reaching field views!



Accommodation:

UPVC part glazed external entrance door with UPVC obscure glass side panel opening to:

Entrance Hall

Radiator, coved ceiling, wood effect flooring, doors opening to both bedrooms, the shower room and kitchen, further door opening to:

Lounge

18' 1" x 10' 5" max (5.51m x 3.17m max)

Radiator, television point, coved ceiling, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen / Dining Room

18' 1" x 12' 6" (5.51m x 3.81m)

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset stainless steel sink and drainer with mixer tap, space for oven with cooker hood over, plumbing for washing machine, space for fridge, space for freezer, radiator, television point, UPVC double glazed window to the rear aspect, UPVC double glazed external entrance door with UPVC double glazed side panels opening to the rear garden.

Bedroom 1

13' 5" x 12' 4" (4.09m x 3.76m)

Free-standing storage wardrobe (to remain), radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

10' 11" x 10' 8" (3.33m x 3.25m)

Fitted storage wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

7' 10" x 7' 9" (2.39m x 2.36m)

Re-fitted suite comprising low level w.c, hand wash basin and quadrant shower cubicle with inset shower unit, built-in storage cupboard (housing the gas fired central heating boiler), heated towel rail, loft access

(with power and lighting), two UPVC double glazed obscure glass windows to the rear aspect.

Outside

To the front of the property, there is a well-manicured lawned garden a decorative, low maintenance shingle feature. A pathway leads to the main entrance door and a driveway provides off-road parking and access to the garage. The driveway has also been extended to the side to provide additional off-road parking.

The generous rear garden, which is a particular feature of the property, is laid mainly to lawn with a timber decked seating area, well-stocked border areas, ornamental trees, vegetable patch, timber garden storage shed and greenhouse. This property also enjoys stunning field views from the rear garden. The current owners do not have a fence or hedge to the rear boundary to accentuate these picturesque views and enjoy the wildlife.

Garage

Up and over door to the front aspect, window to the rear aspect, personal door opening into the rear garden.

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 C.

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:

Leave Swaffham via Watton Road and follow the road for approximately 5 miles. Upon entering the village of Ashill, take the right hand turn onto Cressingham Road, sign posted 'Little Cressingham'. Take the first left hand turn onto Orchard Close and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM110442



welcome to

Orchard Close, Ashill Thetford

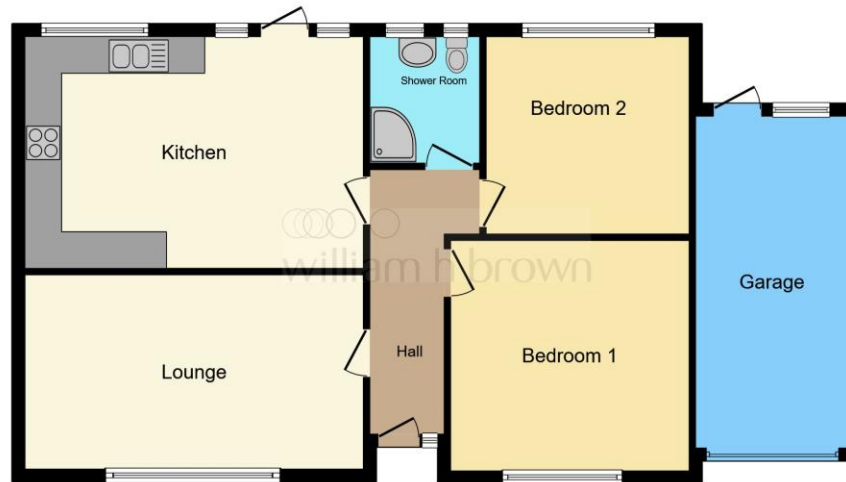
- NO ONWARD CHAIN!!!
- 2 double bedroom detached bungalow
- Off-road parking and garage
- Well-manicured, generous rear garden with picturesque field views
- Open-plan kitchen/dining room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in excess of

£300,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110442



Property Ref:
SFM110442 - 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