



Millfield, Ashill THETFORD IP25 7BQ

welcome to

Millfield, Ashill THETFORD

> > EXTENDED! A two bedroom detached bungalow, situated in the popular Millfield development in the wonderful village of Ashill. Boasting two double bedrooms, two bathrooms, garden/dining room, lounge, modern fitted kitchen and more!



The Accommodation

UPVC external entrance door opening to:

Entrance Hall

Laminate flooring, carpet flooring, radiators.

Lounge

15' 8" x 13' 8" (4.78m x 4.17m)

Carpet flooring, radiator, logburner with surround, UPVC double glazed french doors opening to rear garden.

Dining / Garden Room

24' 6" x 10' 3" (7.47m x 3.12m)

Laminate flooring, velux skylights, radiator, UPVC double glazed windows to rear aspect, UPVC double glazed french doors opening to rear garden.

Kitchen

19' 1" x 7' 10" (5.82m x 2.39m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, double oven, space for fridge/freezer, dual sink and drainer, inset ceiling spotlights, laminate flooring.

Bedroom 1

14' 8" x 10' 8" (4.47m x 3.25m)

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

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m)

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

Family Bathroom

Fully tiled suite comprising jacuzzi bath, low level w.c, hand wash basin, UPVC double glazed obscured windows to side aspect.

Family Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, tiled flooring.

Internal Storage Space

11' 6" x 6' 11" (3.51m x 2.11m)

Power & light, shelving, external entrance door to front.

Outside

The property benefits from an enclosed south-facing rear garden, which is mainly laid to lawn. Hedging provides lots of privacy and a patio seating area creates a wonderful space for entertaining. To the front, a brickweave driveway provides ample parking and is also bordered with hedging.

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 activities such as quiz nights, sport events and more. Mobile services such as a fish and chip van and library often visit the village.



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.



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Millfield, Ashill THETFORD

- Two bedroom detached bungalow
- Generous living spaces
- Fully enclosed rear garden
- Brickweave driveway
- UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: Awaited

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108171 - 0002

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