

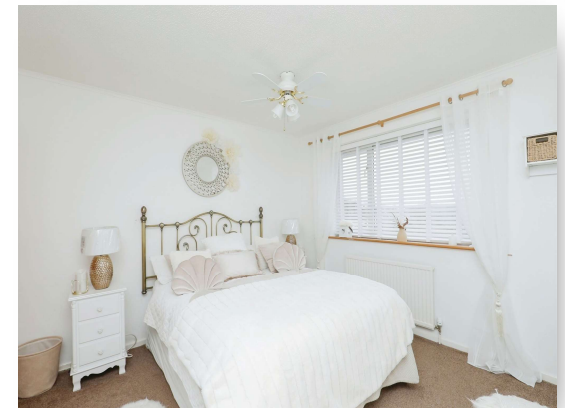
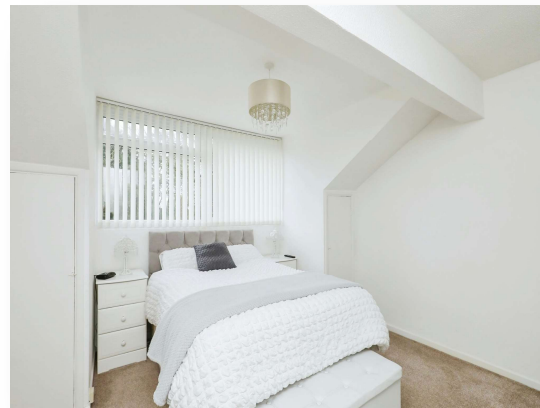
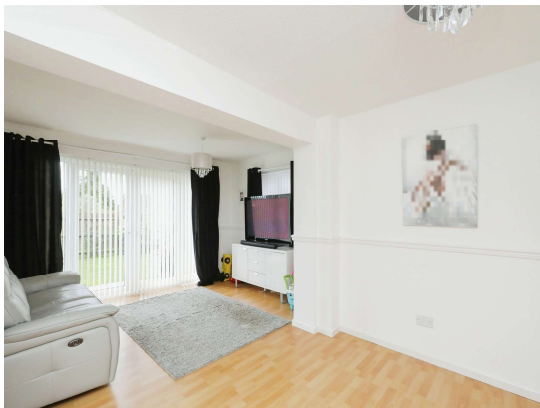
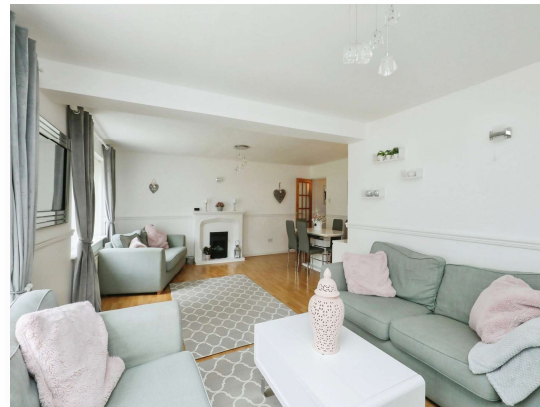


Cressingham Road, Ashill Thetford IP25 7DG

welcome to

Cressingham Road, Ashill Thetford

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



The Accommodation

UPVC part glazed external entrance door opening to:

Entrance Porch

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

Kitchen

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

Floor and wall mounted fitted kitchen units with work surfaces over, inset stainless steel one and a half bowl sink and drainer plus waste disposal, plumbing for dishwasher, radiator, LVT flooring, UPVC double glazed window to rear aspect, space for fridge/freezer, storage cupboard, Range gas-fired cooker by negotiation.

Utility Room

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

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.

Snug/Bedroom 5

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

Laminate flooring, radiator, UPVC double glazed window to side, UPVC double glazed french doors opening to rear garden.

First Floor Landing

Carpet flooring, storage cupboards.

Bedroom 1

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

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

Bedroom 2

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

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

Bedroom 3

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

Carpet flooring, built-in storage, radiator, UPVC double glazed window to rear aspect.

Bedroom 4

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

Carpet flooring, radiator, built-in storage cupboard, UPVC double glazed window to front aspect.

Family Bathroom

Fully tiled suite comprising low level w.c, hand wash basin, heated towel rail, panel bath with shower fixture over, tiled flooring, UPVC double glazed obscured window to side aspect.

Outside

To the front of the property, a large gravel driveway provides parking for several vehicles and access to the garage. A garden mainly laid to lawn provides a lovely decorative kerb appeal to the front aspect. To the rear, a fully enclosed garden, mainly laid to lawn, hosts a patio seating area perfect for Summer barbeques and relaxing with a glass of wine, and a decorative fish pond provides an idyllic setting to the property.

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.



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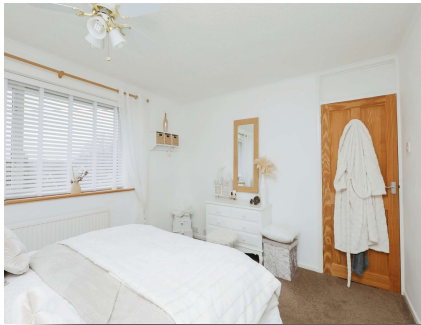
welcome to

Cressingham Road, Ashill Thetford

- Four/Five bedroom detached family home
- Sweeping gravel driveway providing parking for several vehicles
- Garage
- Modern fitted kitchen and bathroom
- Spacious lounge/diner

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108294



Property Ref:
WAT108294 - 0004

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.



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