



**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!!



## Description

William H Brown are thrilled to bring this wonderful four/five bedroom detached home to the market, presented in excellent order throughout having gone through several refurbishments and modernisations by the current owners. Situated in a sought-after non-estate location, this fabulous home offers versatility and ample space for a growing family.

In brief, the spacious accommodation comprises; entrance porch, entrance hall, ground floor cloakroom, lounge/diner, versatile snug/bedroom 5, kitchen, utility room. This is complemented by the first floor accommodation comprising landing, four double bedrooms and a family bathroom. Coupled with the accommodation, the property also boasts UPVC double glazed windows throughout, gas-fired central heating, front and rear gardens, garage and a sweeping driveway providing parking for several vehicles.

Appealing to an assortment of buyers, this amazing home is sure to be popular! Enquire with the office now to arrange your early and internal inspection!

## 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 barbecues 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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## 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
- Gas-fired central heating & UPVC double glazed windows
- Generous front and rear gardens
- Non-estate, sought-after position in the village of Ashill

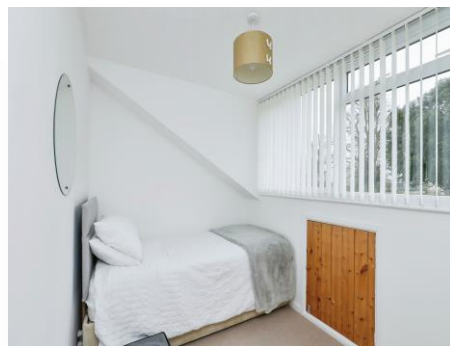
Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



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



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Property Ref:  
WAT108294 - 0006

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