



The Oaks, Ashill Thetford IP25 7AN

welcome to

The Oaks, Ashill Thetford

> > LARGE GARDEN AND FIELD VIEWS! A four bedroom detached family home, located in the popular village of Ashill, situated within easy reach of local amenities and facilities. Boasting a gorgeous garden room, modern fixtures and fittings, driveway parking and more!

The Accommodation Lounge / Diner

24' 6" x 12' (7.47m x 3.66m)

Carpet flooring, log burning stove, radiators, UPVC double glazed window to front aspect.

Garden Room

21' 6" x 12' 11" (6.55m x 3.94m)

Tiled flooring, radiator, UPVC double glazed windows to side aspects, sky light, patio doors opening to rear garden.

Kitchen

18' 9" x 11' 4" (5.71m x 3.45m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, one and a half bowl sink and drainer, space for appliances, laminate flooring, UPVC double glazed window to rear and side aspects.

Bedroom 4

8' 4" x 6' (2.54m x 1.83m)

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

Ground Floor Shower Room

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

Landing

Carpet flooring, airing cupboard, loft hatch access.

Bedroom 1

14' 1" x 8' 8" + wardrobe (4.29m x 2.64m + wardrobe)

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

Bedroom 2

14' 2" x 8' 6" + wardrobe (4.32m x 2.59m + wardrobe)

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

Bedroom 3

10' 9" x 6' 10" (3.28m x 2.08m)

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

Family Bathroom

Suite comprising low level w.c, hand wash basin, radiator, panel bath, tiled flooring, UPVC double glazed window to rear aspect.

Outside

To the front of the property, a sweeping brickweave driveway provides parking for multiple vehicles. To the rear, a generous garden perfect for entertaining, is mainly laid to lawn with patio seating areas, flower beds, a variety of mature shrubs and trees, summer house, timber workshop and gorgeous field views to the rear aspect, creating an open but private feel to the space.

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.



view this property online williamhbrown.co.uk/Property/WAT108425



welcome to

The Oaks, Ashill Thetford

- Four bedroom detached house
- ** GUIDE PRICE £350,000-£375,000 **
- Popular village location
- Lounge / Diner / Garden Room
- Modern fitted kitchen

Tenure: Freehold EPC Rating: C

guide price

£350,000



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

view this property online williamhbrown.co.uk/Property/WAT108425



Property Ref:
WAT108425 - 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.

 **william h brown**



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk