



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.



Ground Floor



First Floor

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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The Oaks, Ashill Thetford

- Four bedroom detached house
- Popular village location
- Lounge / Diner / Garden Room
- Modern fitted kitchen
- Ground floor shower room and family bathroom

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108425 - 0006

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