



Millfield, Ashill Thetford IP25 7BQ



welcome to

Millfield, Ashill Thetford

> > GENEROUS PLOT! A delightful three bedroom detached bungalow, located within the idyllic village of Ashill. Boasting three double bedrooms, family bathroom, separate W.C, spacious lounge, workshop, driveway and garage parking and NO ONWARD CHAIN!

The Accommodation

External entrance door opening to:

Entrance Hall

Laminate flooring, radiator, storage cupboard.

Lounge

24' 4" x 11' 11" (7.42m x 3.63m)

Carpet flooring, radiator, log burning stove, UPVC double glazed window to front aspect, french doors opening to rear aspect.

Kitchen

11' 5" x 10' 2" (3.48m x 3.10m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, one and a half bowl sink and drainer, gas-fired hob with extractor over, plumbing for washing machine, electric oven, tiled flooring, radiator, UPVC double glazed window to rear aspect, external entrance door to rear aspect.

Cloakroom

Part tiled suite comprising low level w.c, hand wash basin, radiator, UPVC double glazed window to side aspect.

Bedroom 1

10' 11" x 10' 4" (3.33m x 3.15m)

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

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)

Laminate flooring, radiator, UPVC double glazed french doors opening to rear aspect.

Bedroom 3

9' 6" x 9' (2.90m x 2.74m)

Carpet flooring, radiator, UPVC double glazed

window to front aspect.

Family Bathroom

Fully tiled suite comprising panel bath with shower over, hand wash basin, tiled flooring, radiator, UPVC double glazed window to rear aspect.

Outside

To the front of the property, the garden is mainly laid to lawn with decorative mature shrubs giving kerb appeal, with a pathway leading up to the front external entrance door. A driveway provides parking for multiple vehicles and access to the detached garage. To the rear, a fully enclosed south-facing garden is also mainly laid to lawn, with mature shrubs, raised beds, potting shed, patio seating area and workshop with power and light.

Workshop

15' 7" x 8' 9" (4.75m x 2.67m)

Of timber construction, power and light, workbenches.

Garage

17' 7" x 8' 7" (5.36m x 2.62m)

Power & light, side access, roller door to front.

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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Millfield, Ashill Thetford

- Spacious three bedroom detached bungalow
- NO ONWARD CHAIN
- Family bathroom & separate W.C
- Garage & driveway
- Solar panels

Tenure: Freehold EPC Rating: B

offers in excess of

£280,000



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:
WAT108494 - 0002

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