



Old Allotment Close, Ashill Thetford IP25 7FG

welcome to

Old Allotment Close, Ashill Thetford

> > NO ONWARD CHAIN! A four bedroom semi detached family home located in the sought after village of Ashill, Norfolk. Accommodation boasting en suite facilities, open plan kitchen/diner with appliances, integral garage, the outside benefits from an enclosed garden and a garage. Viewings essential!

The Accommodation

External entrance door opening to:

Entrance Hall

Under stairs cupboard, carpet flooring, external entrance door opening to front aspect, staircase rising to first floor accommodation.

Ground Floor Cloakroom

Low level w.c, hand wash basin, tiled splashbacks, UPVC double glazed window to front aspect.

Lounge

17' 8" x 11' 3" (5.38m x 3.43m)
Carpet flooring, UPVC double glazed bay window to front aspect, doors opening to kitchen/diner.

Kitchen / Diner

19' 4" x 11' 3" (5.89m x 3.43m)
With a comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, breakfast bar, integrated oven and hob with extractor fan over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring, radiator, UPVC double glazed window and patio doors opening to rear aspect, door opening to side aspect.

First Floor Landing

Carpet flooring, airing cupboard, doors to first floor rooms.

Bedroom 1

19' 7" x 10' 3" (5.97m x 3.12m)
Dual aspect with Juliet balcony and UPVC double glazed window to rear aspect, carpet flooring, radiator, door opening to:

En Suite

Low level w.c, hand wash basin, shower cubicle, tiled splashbacks, UPVC double glazed to rear aspect.

Bedroom 2

12' 4" x 11' 11" (3.76m x 3.63m)
Carpet flooring, built in wardrobe, radiator, UPVC double glazed window to front aspect, door to:

En Suite

Low level w.c, hand wash basin, shower cubicle, tiled splashbacks and surrounds, UPVC double glazed window to side aspect window.

Bedroom 3

12' x 10' (3.66m x 3.05m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 4

8' 11" x 8' 3" (2.72m x 2.51m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash vanity basin, panel bath with shower over, shower screen, tiled splashbacks and surrounds, UPVC double glazed obscured window to front aspect.

Outside

The rear garden is mainly laid to lawn bordered by flowerbeds and enclosed by timber fencing.

Garage

20' 6" x 10' 8" (6.25m x 3.25m)
Integral door to hallway, access to rear aspect, up and over door.

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/WAT108535



welcome to

Old Allotment Close, Ashill Thetford

- Four Bedroom Semi-Detached House
- NO ONWARD CHAIN
- Perfect Family Home
- Two En Suites, Ground Floor Cloakroom And Bathroom
- Open Plan Fitted Kitchen/Diner

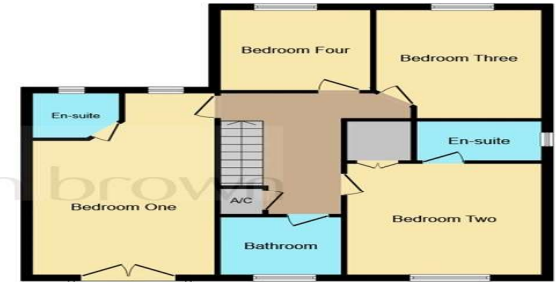
Tenure: Freehold EPC Rating: B

offers in excess of

£280,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/WAT108535



Property Ref:
WAT108535 - 0002

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