



**Fairholme Close, Ashill Thetford IP25 7BJ**



**welcome to**

**Fairholme Close, Ashill Thetford**

> > VILLAGE LOCATION! A three bedroom semi-detached bungalow, located within the beautiful village of Ashill. Boasting driveway and garage, generous front and rear gardens, master bedroom en-suite, gas-fired central heating and much more!



## The Accommodation

Part glazed external entrance door opening to:

### Entrance Hall

Built-in storage spaces, carpet flooring, radiator, airing cupboard, loft hatch access.

### Lounge

18' 5" x 11' 5" ( 5.61m x 3.48m )

Carpet flooring, radiator, UPVC double glazed windows to front and rear aspects.

### Kitchen

14' 10" x 10' 1" max ( 4.52m x 3.07m max )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, hob with extractor over, radiator, UPVC double glazed window to rear aspect, external entrance door to rear aspect.

### Bedroom 1

10' 11" x 10' 2" ( 3.33m x 3.10m )

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

### En-Suite

Wet room suite comprising low level w.c, hand wash basin, shower, UPVC double glazed window to rear aspect.

### Bedroom 2

10' 10" x 10' ( 3.30m x 3.05m )

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

### Bedroom 3

8' 11" x 8' 10" ( 2.72m x 2.69m )

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

### Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath, vinyl flooring, part tiled walls, UPVC double glazed window to side aspect.

## Outside

To the front of the property, the garden is mainly laid to lawn with mature shrubs decorating the kerb appeal. A driveway provides parking and access to the detached garage.

To the rear, another garden can be found which wraps around the bungalow and is also mainly laid to lawn, with views of a paddock to the rear aspect.

## Garage

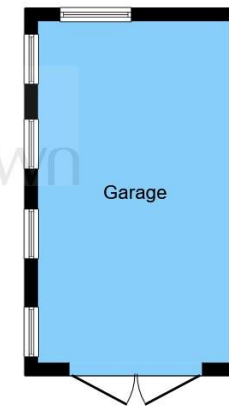
Power and Light.

## 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 activities such as quiz nights, sport events and more. Mobile services such as a fish and chip van and library often visit the village.



Floor Plan



Garage

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](http://www.focalagent.com)



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## Fairholme Close, Ashill Thetford

- Three bedroom semi-detached bungalow
- Gas-fired central heating
- UPVC double glazed windows
- Garage & driveway
- Backing onto fields

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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