



Flint Cottage Low Common, Ashill Thetford IP25 7AG

welcome to

Flint Cottage Low Common, Ashill Thetford

> > RURAL LOCATION! A four/five bedroom detached cottage, located in the idyllic village of Ashill set down a country lane in a rural position. Boasting a large plot, oil-fired central heating, double glazed windows, two garages, off-road parking, en-suite shower room, separate dining room and more!



The Accommodation

External entrance door opening to:

Entrance Porch

Of brick and UPVC construction

Breakfast / Family Room

16' 10" x 8' 9" (5.13m x 2.67m)

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

Lounge

13' 2" x 11' 11" (4.01m x 3.63m)

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

Dining Room

13' 2" x 11' 9" (4.01m x 3.58m)

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

Kitchen

13' 7" x 8' 8" (4.14m x 2.64m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, plumbing for washing machine, radiator, window to rear aspect.

Conservatory

13' 8" x 9' 9" (4.17m x 2.97m)

Brick and UPVC construction, tiled flooring.

Bedroom 1

13' 7" x 12' (4.14m x 3.66m)

Carpet flooring, radiator, UPVC double glazed window to front aspect, fitted wardrobe - door opening to;

En-Suite Shower Room

Fully tiled suite comprising low level w.c, shower cubicle, laminate flooring, UPVC double glazed window to side aspect.

Bedroom 2

15' 9" x 11' 11" (4.80m x 3.63m)

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

Bedroom 3

11' 1" x 8' 11" (3.38m x 2.72m)

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

Family Bathroom

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

Bedroom 5 / Study / Playroom

14' 3" x 11' 3" (4.34m x 3.43m)

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

Bedroom 4

12' 9" x 11' 3" (3.89m x 3.43m)

Carpet flooring, built-in wardrobe, radiator, UPVC double glazed window to rear aspect.

Outside

The property benefits from a large plot, measuring approximately 0.75 acre (STMS) and boasts a woodland area, orchard, manicured gardens, driveway parking and so much more. To the front of the property, a parking area across the road provides more off-road parking, and a gated driveway to the side provides vehicle access to the garden.

Garages

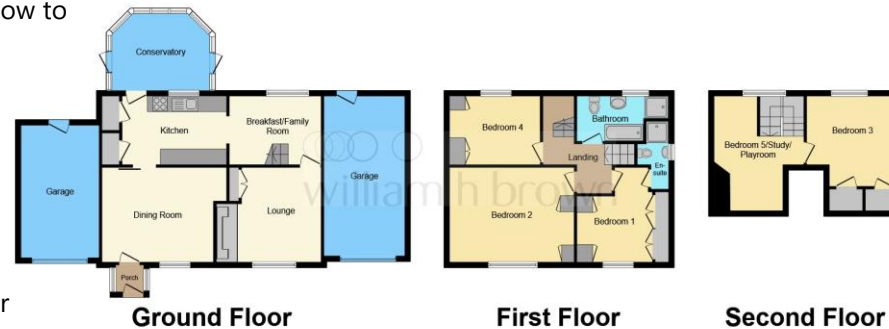
The property benefits from two garages either side of the property, both equipped with power and light.

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 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.

Agents Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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/WAT108314



welcome to

Flint Cottage Low Common, Ashill Thetford

- Four bedroom detached Norfolk flint cottage
- Set in a countryside position in an idyllic village
- Generous plot
- Presented in excellent order throughout
- Conservatory and separate dining room

Tenure: Freehold EPC Rating: E

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108314



Property Ref:
WAT108314 - 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