



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



**welcome to**

**Fairholme Close, Ashill Thetford**

>> SOUGHT-AFTER VILLAGE LOCATION! This three bedroom detached bungalow situated in the village of Ashill boasts three generously-sized bedrooms and modern kitchen, alongside a garage, carport and driveway parking! Call us today to avoid disappointment!



### Entrance Porch

Front entrance door, UPVC double glazed front and side windows.

### Entrance Hall

Doors to all rooms, airing cupboard and storage cupboard.

### Lounge

15' 6" x 11' 3" ( 4.72m x 3.43m )

UPVC double glazed front and side windows, fireplace with surround and hearth, radiator.

### Kitchen

12' 9" x 6' 4" ( 3.89m x 1.93m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in double oven with electric hob and cooker hood over, built in fridge freezer, plumbing for washing machine, built in dishwasher, tiled splashbacks, serving hatch, UPVC double glazed side window and door to the side.

### Bedroom One

12' 5" x 9' 7" ( 3.78m x 2.92m )

UPVC double glazed rear window, radiator.

### Bedroom Two

9' 7" x 8' 7" ( 2.92m x 2.62m )

UPVC double glazed rear window, radiator.

### Bedroom Three

9' 8" x 7' 6" ( 2.95m x 2.29m )

UPVC double glazed front window, radiator.

### Shower Room

Fitted with a three piece suite comprising wall mounted shower, WC, wash hand basin, towel radiator, fully tiled walls, UPVC double glazed rear window.

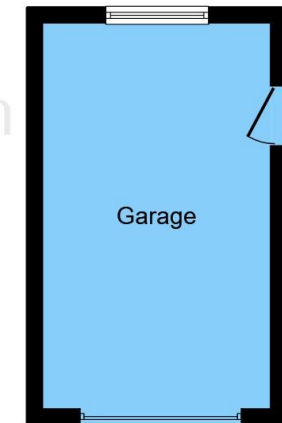
### Outside

To the front of the property there is a lawned garden with mature flowerbeds and a pathway leading to the front door. There is a paved driveway leading to

a gated carport and a garage which has an up and over front door, power and light. To the rear of the property there is a lawned garden with mature flowerbeds and a tree, a pathway leading to the garage and patio area. The garden is enclosed by fencing with a side access gate.



**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**

- Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Front & Enclosed Rear Garden
- Garage & Carport

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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