



**Millfield, Ashill Thetford IP25 7BQ**



**welcome to**

**Millfield, Ashill Thetford**

>> GARAGE! This two bedroom detached bungalow in the sought-after village of Ashill offers a spacious lounge/diner, two double bedrooms and a conservatory. Outside, enjoy a front and enclosed rear garden, garage, and ample off-road parking. Call today to arrange your viewing! NO ONWARD CHAIN!



### Entrance Hall

Entrance door to the side, UPVC double glazed side window, radiator, airing cupboard.

### Lounge / Diner

21' 5" max x 15' 4" max ( 6.53m max x 4.67m max )  
'L' shaped room, fire place with surround and hearth, radiator, UPVC double glazed rear window, sliding patio door to conservatory.

### Kitchen

9' 9" x 8' 2" ( 2.97m x 2.49m )  
Fitted with a range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing cooker, built in cooker hood, plumbing for washing machine, space for fridge freezer, storage cupboard housing the gas central heating boiler, UPVC double glazed side window and door to the side.

### Conservatory

10' 9" x 7' 7" ( 3.28m x 2.31m )  
UPVC double glazed rear and side windows, UPVC double glazed double doors to the rear garden.

### Bedroom One

10' 7" x 10' 4" ( 3.23m x 3.15m )  
UPVC double glazed front window, radiator.

### Bedroom Two

10' 5" x 9' 2" ( 3.17m x 2.79m )  
UPVC double glazed front window, radiator.

### Bathroom

Fitted with a two piece suite comprising bath with shower over, wash hand basin, tiling, UPVC double glazed side window.

### Separate W.C

Fitted with a two piece suite comprising WC, wash hand basin, UPVC double glazed side window.

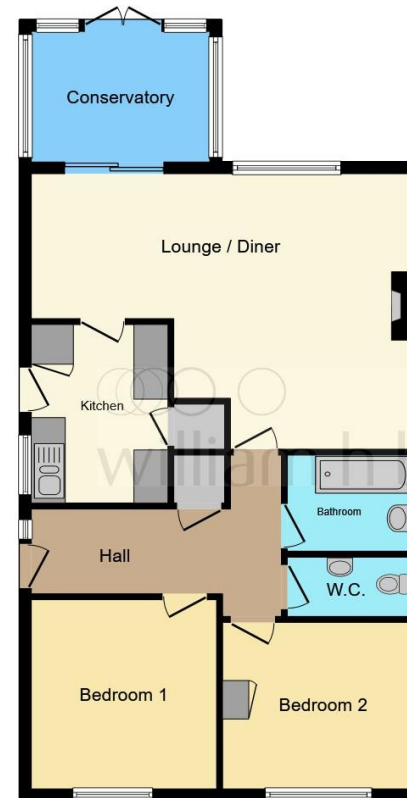
### Outside

To the front of the property there is a lawned garden with mature flowerbeds and shrubs. There is a

brickweave driveway which leads to the garage which has an up and over front door, power, light, window to the rear and a door to the side. To the rear of the property there is a low maintenance rear garden mainly laid to patio, with mature flowerbeds, shrubs and a storage shed. The garden is enclosed by fencing with an access gate to the 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 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)



**view this property online** [williamhbrown.co.uk/Property/WAT108740](http://williamhbrown.co.uk/Property/WAT108740)



**welcome to**

## **Millfield, Ashill Thetford**

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Diner
- Conservatory
- Low Maintenance Rear Garden

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAT108740](http://williamhbrown.co.uk/Property/WAT108740)



Property Ref:  
WAT108740 - 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](mailto:Watton@williamhbrown.co.uk)



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**