



**Dunnetts Close, Ashill Thetford IP25 7AY**

**welcome to**

## **Dunnetts Close, Ashill Thetford**

>> GENEROUS GARDEN! Beautifully presented 3-bed detached bungalow in the charming village of Ashill, featuring a modern kitchen/diner, utility room, summerhouse, generous garden with fruit trees, and excellent transport links to Dereham, Swaffham, and Norwich.



## **Entrance Porch**

Vinyl flooring, Double-glazed window to the front aspect

## **Lounge**

15' 9" x 12' 4" ( 4.80m x 3.76m )

Carpet flooring, Radiator, Double glazed bay window to the front aspect

## **Kitchen/Diner**

19' 2" x 15' 1" ( 5.84m x 4.60m )

Vinyl flooring, Radiator, Inset 1.5 sink and drainer, Double-glazed window to the rear aspect, Integrated dishwasher, integrated fridge freezer, Induction hob, Eye-level double oven, Extractor hood, French doors

## **Utility Room**

19' 2" x 10' ( 5.84m x 3.05m )

Hard flooring, Radiator, Door to conservatory, Space for washing machine, Space for tumble dryer

## **Conservatory**

18' 2" x 7' 9" ( 5.54m x 2.36m )

Wood-effect flooring, UPVC all around

## **Bedroom 1**

12' 8" x 9' 5" ( 3.86m x 2.87m )

Carpet flooring, Double glazed window to the rear aspect, Radiator, Fitted wardrobe

## **Ensuite**

Vinyl flooring, Low-level WC, Vanity wall unit, Shower cubicle, Pedestal handwash basin, Wall-mounted heated towel rail, Under sink storage

## **Bedroom 2**

12' 3" x 8' 4" ( 3.73m x 2.54m )

Carpet flooring (New carpet), Radiator, Double glazed window to the front aspect

## **Bedroom 3**

8' 8" x 7' 5" ( 2.64m x 2.26m )

Carpet flooring, Double glazed window to the front aspect

## **Family Bathroom**

Vinyl flooring, Low-level WC, Panelled bath and overhead shower, double glazed frosted window to the rear aspect, Wall-mounted heated towel rail, Pedestal handwash basin with storage

## **Outside**

A generous, fully enclosed garden, laid to lawn with mature trees and shrubs and patio area, is situated at the rear of the property and includes a greenhouse and summerhouse.



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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## Dunnetts Close, Ashill Thetford

- Spacious 3-Bedrooms
- Modern Fitted Kitchen/Diner
- Separate Utility Room
- Generous Rear Garden with Summerhouse
- Ensuite

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

**£425,000**



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