



**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)



**view this property online** [williamhbrown.co.uk/Property/WAT108426](http://williamhbrown.co.uk/Property/WAT108426)



**welcome to**

## **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**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAT108426](https://www.williamhbrown.co.uk/Property/WAT108426)



Property Ref:  
WAT108426 - 0006

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](https://www.williamhbrown.co.uk)**