





## 20 Millfield

£325,000

Parsons & Co are delighted to offer this very well presented and corner-plot extended two-bedroom detached bungalow situated in the sought-after village location of Ashill.

This property despite having two bedrooms boasts a three-bedroom footprint and is ideal for those looking to downsize.

The property offers a spacious living room, a modern fitted kitchen suite with units at base and eye level, this opens up to the dining room via an arch to give it a semi-open plan feel, there is a sliding patio door to garden.

Further on, there are two double bedrooms that are serviced by a separate WC and modern walk-in shower room, additionally there is a conservatory to front overlooking the garden.

Outside, to the front, is off-street parking via a driveway that leads to the garage, the property also boasts a 'wrap-around' front garden to side with laid to lawn grass, as well as a range of flower beds and a hedge providing privacy.

To the rear, is a secluded garden with a patio area, laid to lawn grass and a side gate leading to side garden.

**Services** - Oil central heating. Mains water, drainage, and electricity are connected. Double Glazed.





## Situation

Ashill is a Breckland village in Norfolk and is approx. 6 miles from Swaffham. Swaffham is a market town offering a range of independent and national retailers, shops and supermarkets, including Tescos and Waitrose. The village of Ashill is approx 10 miles from Dereham which also offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connections.

## Directions

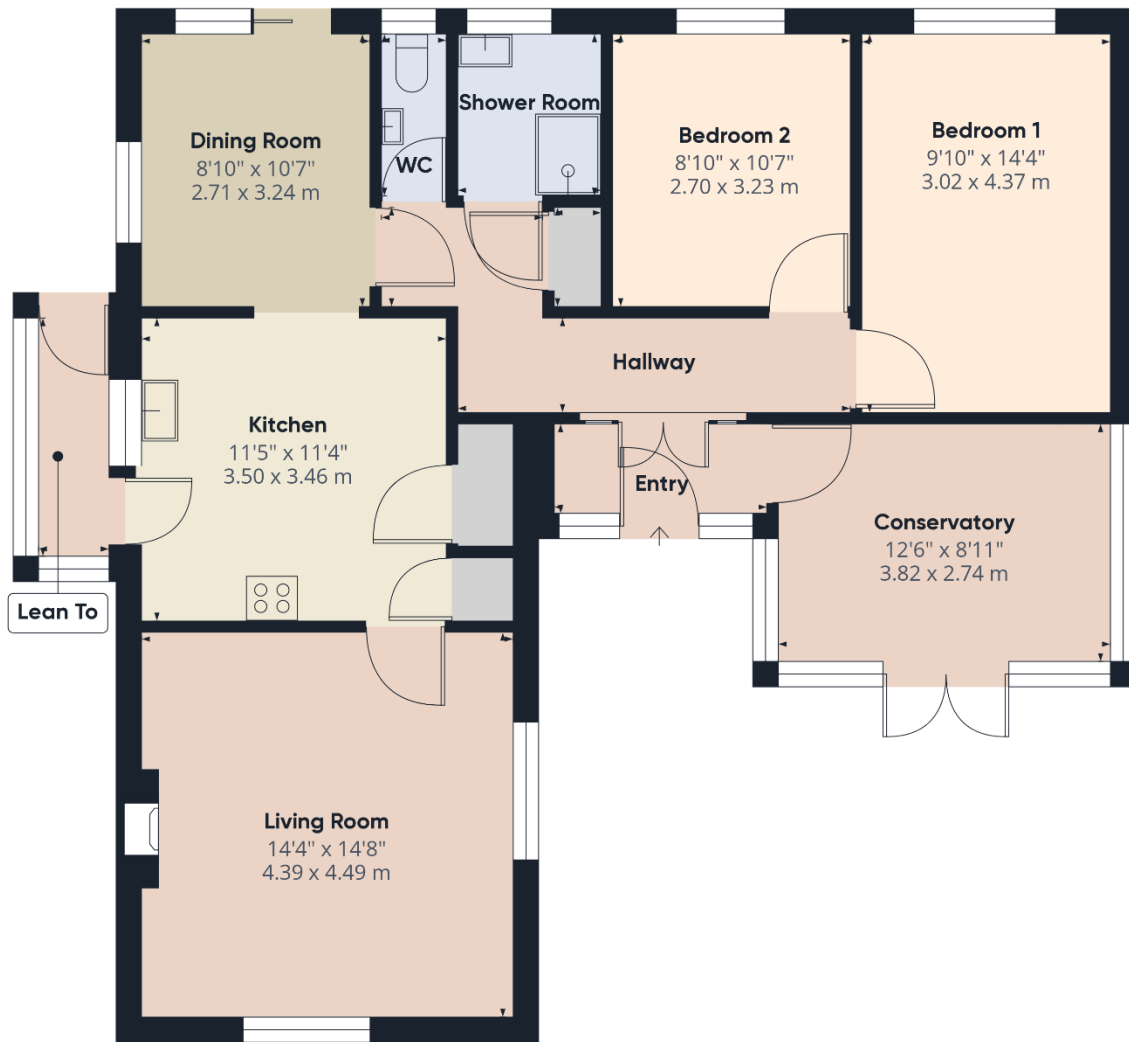
To find the property turn into Necton off the A47 and proceed down Tuns Road. Continue onto Hale Road, then Cook Road, and round onto School Road. At the junction turn right onto Station Road, followed by the left onto Hale Road. Turn right onto Millfield where the property will be found on the right hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0307.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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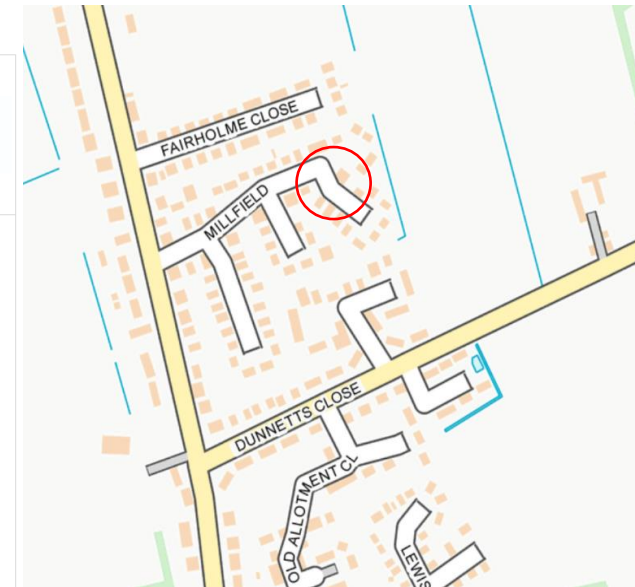
Approximate total area<sup>m</sup>  
1023.86 ft<sup>2</sup>  
95.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



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