

Watton Road,
Ashill, Norfolk

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ESTATE AGENTS



Watton - 3.2 Miles
Norwich - 25.5 Miles
Thetford - 17.7 Miles

A unique opportunity to acquire a sizeable detached house in need of some work and occupying a generous plot in a desirable semi-rural location. This property offers four double bedrooms, master ensuite, versatile living space, double garage and bags of potential.

Accommodation comprises briefly:

- Entrance Hall
- Main Hallway
- Sitting Room with Fireplace & Bay Window
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Two Smaller Reception Rooms
- Main Bedroom with Ensuite & Balcony
- Further Three Double Bedrooms
- Family Bathroom
- Double Garage



The Property

Measuring over 2,200sq ft this sizeable property has huge potential; being of a modern build but needing to be brought up to date. The ground-floor offers a large sitting room with fireplace and bay window, along with patio doors opening out on to the striking courtyard area with views over the garden. A spacious kitchen-breakfast room measuring close to 25ft forms a fantastic social space with dining room close by, also benefitting from a handy utility room and small reception space, ideal for a study. Completing the ground-floor accommodation is a WC and fourth reception space. Upstairs you will find a good-size main bedroom boasting a balcony with views over the garden, and an ensuite bathroom. The remaining three bedrooms are all very useable double rooms and to finish is a large family bathroom.



Gardens and Grounds

The house sits in a plot measuring over 0.8 acres (STS) and there may be a possibility of purchasing some additional land to increase the garden. A new entrance to the property is currently under construction (to be completed by the purchaser), giving vehicular access that leads around behind the house to the double garage. The garage is fitted with two up-and-over doors and can be accessed internally from the house if required. To the front of the house is an impressive paved courtyard area with water feature, that needs restoring to it's former glory. The remainder of the garden is laid to lawn with mature trees inset and bordered by high hedgerows.

Location

Ashill is a desirable village in Mid Norfolk that offers a school, general store and community centre with playing field and sports facilities. The town of Thetford is around 17 miles away, offering a good selection of shops and amenities and railway links to London. The cathedral city of Norwich is located approximately 30 miles away and has an abundance of services including two shopping centres, and a general hospital. Norwich airport provides international flights to a range of destinations.



Fixtures & Fittings

All fixtures and fittings present within the house, including curtains, are included with the sale.

Services

Gas fired central heating. Mains water & electricity. Private drainage.

EPC Rating: TBC

Local Authority

Breckland District Council

Tax Band: E

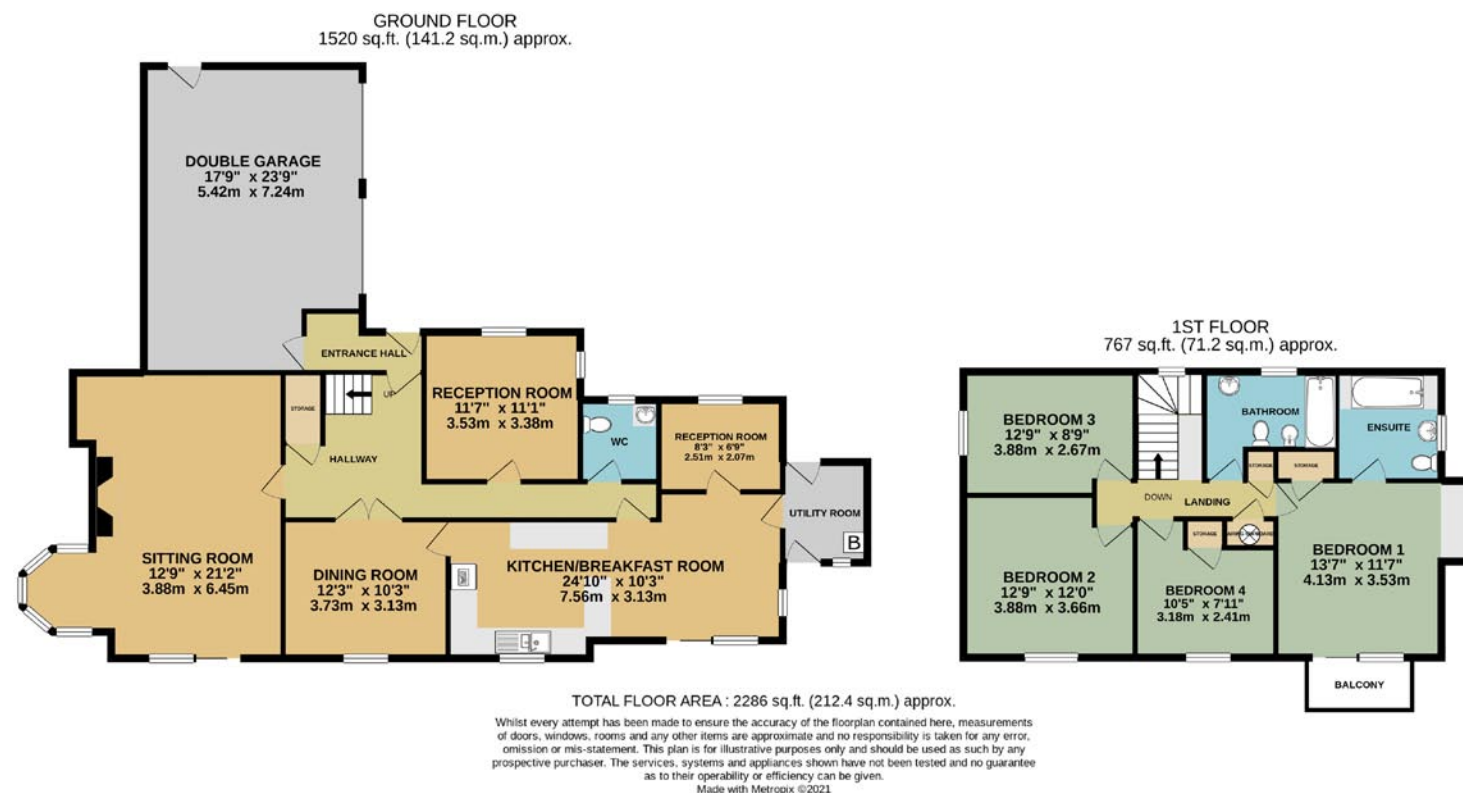
Postcode: IP25 7AJ

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.



To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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