



Introducing  
Ashwell Lodge  
Didlington

**SOWERBYS**

Upon entering Ashwell Lodge, prospective tenants are welcomed into the entrance hall which allows access to the sitting room, kitchen and cellar for storage. The dual aspect sitting room is carpeted with a feature fireplace. The kitchen comprises a range of base level units and counterspace ideal for food preparation whilst allowing space for a freestanding range cooker and dishwasher. A utility room allows further space for laundry appliances and access to the garden. From the utility room a cloakroom and boot room provide access to the second and third reception rooms both of which enjoy views of the large rear garden.

A staircase leads up to the first floor from both the front and rear hallway and have cellar space for storage beneath.

The first floor landings provide access to four double bedrooms and both family bathrooms. The primary and second bedrooms are of good size with space for all desired contents and furnishings and have a built-in wardrobe. Both family bathrooms are identical finish and include a bath, walk in shower cubicle, wash basin and WC.

The property has a generous size garden to the front with a driveway to accommodate parking for several vehicles and enjoys views of the neighbouring fields. The rear garden is fully enclosed and laid mainly to lawn. A patio area between the property and the detached outbuilding makes the ideal spot for outside dining. The outbuilding is divided into two rooms for storage and has power and lighting.

The property is located just before the popular Didlington Nurseries Garden Centre and will be available unfurnished for a long term let from the middle of May 2025.

#### **DIDLINGTON**

Didlington is a charming and tranquil village set in the picturesque Breckland district of Norfolk, an area renowned for its unique landscape of open heathland, pine forests, and gently rolling countryside. Steeped in rural character,

Didlington offers a peaceful setting for those seeking a slower pace of life, while still being conveniently placed for access to surrounding towns and transport links. The village is best known for its natural beauty and close proximity to Didlington Park and the expansive Thetford Forest, which provide excellent opportunities for walking, cycling, birdwatching and other outdoor activities. The quiet country lanes and surrounding farmland make the area especially appealing to nature lovers and those who enjoy rural pursuits.

Although Didlington itself is a small and close-knit community, essential amenities can be found in nearby Brandon and Mundford, both just a short drive away. The larger town of Thetford, with its broader range of shops, services, schools, and a mainline railway station, is also within easy reach.

#### **AGENTS NOTES**

No Smoking

Unfurnished

Pets considered

Oil Central Heating

Fireplaces are decorative only

Applicants Must Be Employed or Have Sufficient Means

#### **COUNCIL TAX**

Band TBC.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3words:///boat.scatters.layered







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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