



Introducing
Watton Road, Ashill

SOWERBYS

Situated in the popular village of Ashill is this spacious four bedroom detached family home. The property is the perfect opportunity for the prospective tenant to acquire a spacious home within a quiet village.

The accommodation comprises an entrance porch with double doors leading through to the entrance hall. The sitting room which benefits from double doors leading out to the rear garden, the kitchen/dining room which has a range of wall and base level units with a variety of built in appliances. The utility area which again benefits from a range of wall and base level units with an inset sink and a door way leading out to the rear garden. The downstairs is finished off with a study and downstairs cloakroom.

To the first floor there is four bedrooms, the master benefiting from an en-suite and dressing room, the guest bedroom again further benefiting from an en-suite. The family bathroom has a three piece suite, low level WC, wash hand basin and panelled bath.

To the outside of the property there is a fully enclosed garden space which is mainly laid with lawn, there is a patio area which is perfect for entertaining and relaxing and access to the single garage. To the front of the property there is a driveway which offers ample off road parking with an adjacent garden space.

ASHILL

Ashill is a thriving village, enjoying having a local shop, its own public house and primary school, located a short distance from the market towns of Dereham and Swaffham. Swaffham offers a range of shopping facilities including a Waitrose supermarket. There is easy access from Ashill to the A47, which is the Norwich Road, allowing further opportunity to enjoy the facilities that the city of Norwich offers, including a variety of shops, supermarkets and a train station allowing direct rail links to London Liverpool Street. In addition there are airport facilities at Norwich Airport.

AGENT'S NOTE

Applicants Must Be Employed Or Have Sufficient Means
Pets by negotiation
Available February

COUNCIL TAX

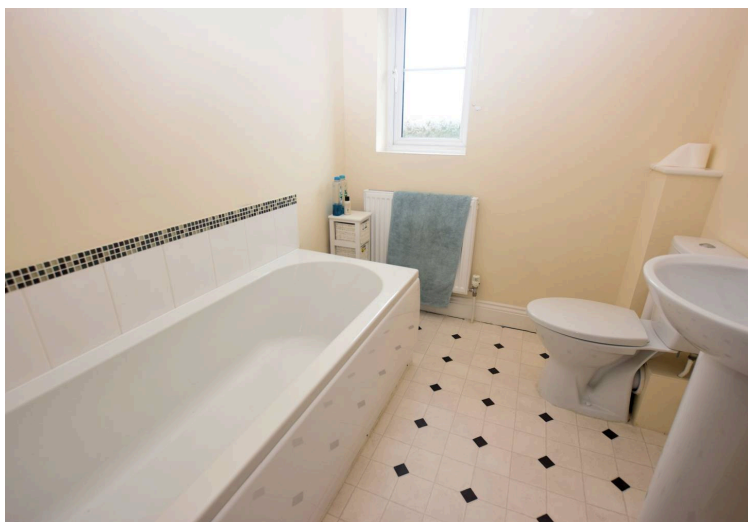
Band E.

ENERGY EFFICIENCY RATING

C. 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://www.epcregister.com/> and enter in the reference number.

LOCATION

What3Words: [///uniform.blossom.scoop](https://www.what3words.com/uniform.blossom.scoop)



SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

