



THE STORY OF

4 Cornflower Way

Ashill, Norfolk

SOWERBYS



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4 Cornflower Way

Ashill, Thetford, Norfolk
IP25 7FQ

No Onward Chain

Immaculately Presented Throughout

Single Garage and Ample Off-Road Parking

Three Double Bedrooms, with En-Suite to Master

Close to Local Amenities

Built in 2022 - With Remaining Build Warranty

Cosy Lounge with Feature Log Burner

Open Plan Kitchen-Diner, Overlooking Garden

SOWERBYS WATTON OFFICE

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This modern three bedroom detached home, built in 2022 and offered with the benefit of the remaining build warranty, presents an excellent opportunity for buyers seeking a well-finished, low-maintenance property in the popular village of Ashill, Norfolk. Immaculately presented throughout, the home has been carefully maintained and is ready for immediate occupation.



The layout has been designed with modern living in mind, combining practical space with a comfortable and sociable feel. The open plan kitchen-dining area forms the heart of the home, providing a bright and versatile space that overlooks the rear garden, ideal for everyday family life as well as entertaining. The separate lounge offers a more relaxed setting, enhanced by a feature log burner that adds warmth and character.



Upstairs, all three bedrooms are generous doubles, ensuring flexibility for families, guests or those working from home. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a contemporary family bathroom. The overall configuration provides a good balance between private and shared living space.

Externally, the property continues to impress with a single garage and ample off-road parking, offering both convenience and practicality. The garden space complements the internal layout, providing a manageable outdoor area to enjoy without excessive upkeep.



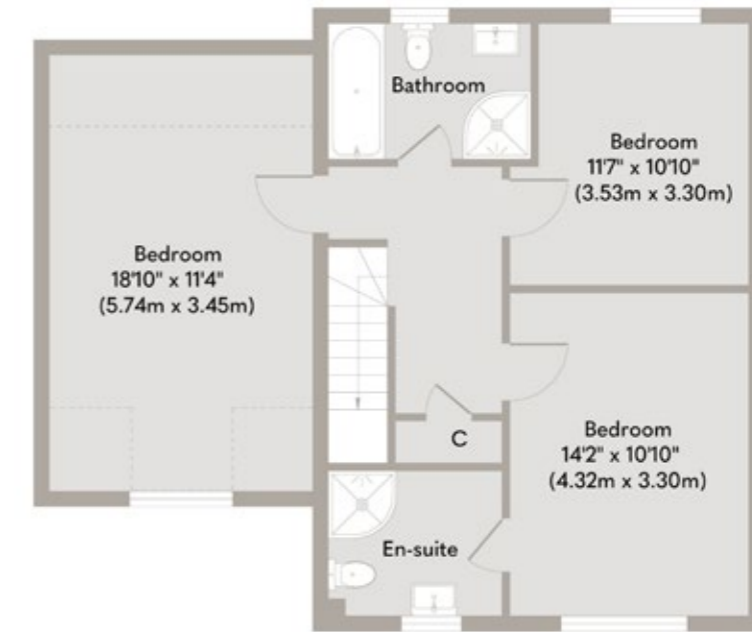
Ashill itself is a well-regarded village with a strong sense of community, offering a range of local amenities while still being within easy reach of nearby towns and transport links.



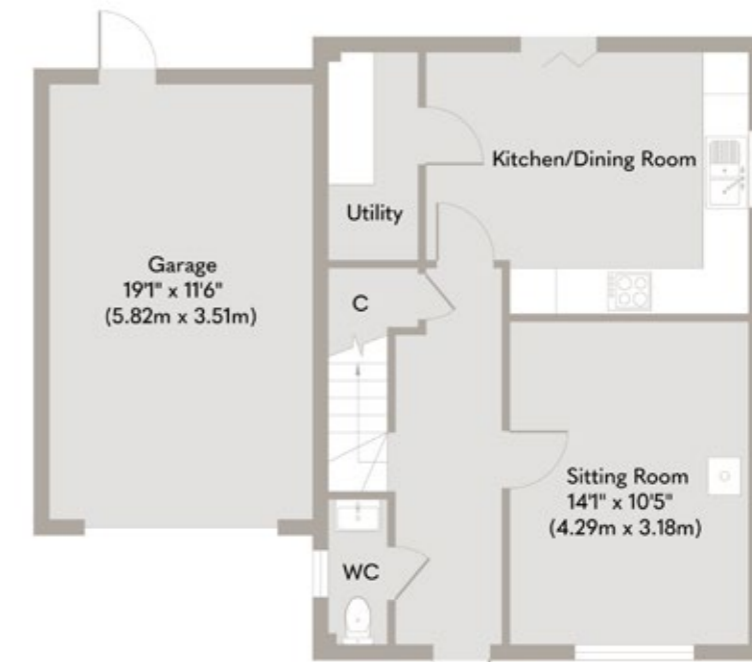


The main bedroom feels like your own private sanctuary, complete with a sleek en-suite.





First Floor
 Approximate Floor Area
 705 sq. ft
 (65.47 sq. m)



Ground Floor
 Approximate Floor Area
 474 sq. ft
 (43.99 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ashill

A MID-NORFOLK VILLAGE TO CALL HOME

Ashill is a friendly Breckland village offering a relaxed rural lifestyle with excellent access to nearby towns. Set 3 miles from Watton, 5 miles from Swaffham and around 21 miles from Norwich, it enjoys a convenient position while maintaining a welcoming village feel.

The village provides great everyday amenities, including a well-stocked shop, newsagent, and the popular White Hart pub, known for good food and a social atmosphere. The Call-In by the village pond is a favourite for morning coffee, and the community centre hosts regular clubs, classes and events. Families benefit from Ashill Primary School and easy links to secondary schools in nearby towns.

Local highlights such as Ashill Fruit Farm and Farm Shop bring fresh produce close to home, while Watton and Swaffham offer supermarkets, cafés, markets and leisure facilities just a short drive away.

Surrounded by open countryside, Ashill is ideal for walking, cycling and enjoying the outdoors. Its blend of community spirit, practical amenities and countryside setting makes it a rewarding place to call home.



Note from Sowerbys



“With a garage and plenty of parking, everyday life here is as practical as it is comfortable.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0010-3301-4489-2792-3485.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///pocketed.grumbles.fleet

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SOWERBYS

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