



**Woodlands, Ashill Thetford IP25 7AL**

**welcome to**

**Woodlands, Ashill Thetford**

>> GUIDE PRICE £300,000 - £325,000. Charming, detached bungalow! Offering spacious living with a cosy wood burner, ample parking, and a beautifully landscaped garden. Featuring two bedrooms, a modern bathroom, and convenient kitchen with utility, this home blends comfort with village charm.



**Entrance Porch**

Tiled flooring, double glazed door to the front aspect, Radiator, Frosted double glazed window to the side aspect,

**Entrance Hall**

Carpet flooring, Storage cupboard, Loft access

**Lounge**

21' 8" x 10' 3" ( 6.60m x 3.12m )

Carpet flooring, Central wood burner, frosted double glazed window to the side aspect, Sliding door to the rear, Double glazed stable door to the side aspect

**Kitchen**

11' 8" x 10' 6" ( 3.56m x 3.20m )

Tiled flooring, Inset 1.5 sink drainer, Range of wall mounted low level units, Complimentary rolled edge work surfaces, Radiator, Storage cupboard, Inset oven, Extractor hood, Double glazed window to the front aspect, Fitted blinds, Space for washing machine, Space for dishwasher, Stable door to the side aspect

**Utility Room**

17' 8" x 11' 1" ( 5.38m x 3.38m )

Tiled flooring, Radiator, Stable door, plumbing for washing machine, Space for tumble dryer and fridge freezer

**Bathroom**

Tiled flooring, Low level WC, Panelled bath, Overhead shower, Handwash basin with storage, Wall mounted heated towel rail, Frosted double glazed window to the side aspect

**Bedroom One**

17' 9" x 11' 2" ( 5.41m x 3.40m )

Carpet flooring, Double glazed window to the front aspect, Radiator, Fitted blinds, Built in wardrobe

**Bedroom Two**

11' 9" x 9' 8" ( 3.58m x 2.95m )

Carpet flooring, Radiator, Double glazed window to the rear aspect, Fitted blinds



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## Woodlands, Ashill Thetford

- Detached Bungalow
- Spacious Living Areas
- Generous Driveway
- Two Spacious Bedrooms
- Wood Burner in Lounge

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108925 - 0004

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