



**The Limes, Ashill, IP25 7DD**



**welcome to**

## **The Limes, Ashill**

A well presented 2/3 double bedroom detached bungalow, situated in a peaceful location within this sought-after village. Boasting a sun room, cosy lounge with feature fireplace, dining room/bedroom 3, beautifully landscaped South-facing rear garden, 'in & out' driveway, garage & countryside views!



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Porch**

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the front and side, UPVC double glazed internal window to the lounge, archway opening to:

**Entrance Hall**

Airing cupboard, further built-in storage cupboard, radiator, loft access, carpet flooring, doors opening to the kitchen, dining room, both bedrooms and the bathroom, further door opening to:

**Lounge**

Feature wall mounted modern fireplace, radiator, carpet flooring, television and telephone points, wall lighting, UPVC double glazed bay window to the front aspect, UPVC double glazed internal window to the entrance porch.

**Kitchen**

A range of white gloss wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and gas hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, gas fired central heating boiler, space for fridge-freezer, radiator, vinyl flooring, UPVC double glazed window to the side aspect, UPVC double glazed external entrance door opening to the side aspect.

**Dining Room / Bedroom 3**

Radiator, carpet flooring, UPVC double glazed window to the side aspect, UPVC double glazed sliding patio style doors opening to:

**Sun Lounge**

Radiator, carpet flooring, inset ceiling spotlights, large UPVC double glazed windows overlooking the rear and both side aspects, further UPVC double glazed obscure glass internal window to the bathroom, UPVC double glazed French doors

opening to the side aspect.

**Bedroom 1**

Freestanding storage wardrobes, radiator, carpet flooring, ceiling fan light, UPVC double glazed window to the rear aspect.

**Bedroom 2**

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

**Family Bathroom**

Suite comprising close coupled w.c, vanity hand wash basin with storage under, corner shower cubicle and panelled bath with mixer taps and hand-held shower attachment over, part tiled walls, radiator, inset ceiling spotlight, UPVC double glazed obscure glass window to the rear aspect, further UPVC double glazed obscure glass internal window to the sun lounge.

**Outside**

This stunning home is approached via an 'in and out' brick-weave driveway, which provides off-road parking and leads past the side of the property giving access to the garage. Centrally to the driveway there is a well-tended lawned garden with attractive flower and shrub bed borders. To the side of the driveway, there is an array of mature, well-tended plant and shrub beds.

**Garage**

Electric up and over door to the front aspect, personal door opening to the side aspect.

**Location**

Ashill is a village located just under 4 miles from the bustling town of Watton and 6 miles from the historic market town of Swaffham. There is a public house/restaurant, a parish church that dates from the 14th century and a store providing general groceries and convenience items, opening from early morning to late in the evening. The village centres on the green and a lovely duck pond. The community centre

complex provides Ashill with a main event hall and a large grassed playing field for sporting activities. The village also has a mobile library, fish and chip shop and Post Office.

**Council Tax Band**

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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## **The Limes, Ashill**

- Well presented 2/3 double bedroom detached bungalow
- South-facing, landscaped rear garden with far-reaching countryside views
- 'In and out' brick-weave driveway and garage with electrically operated door
- Contemporary fitted kitchen and 4-piece bathroom
- 16' lounge with modern fireplace and spacious sun lounge

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

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110856 - 0002

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