

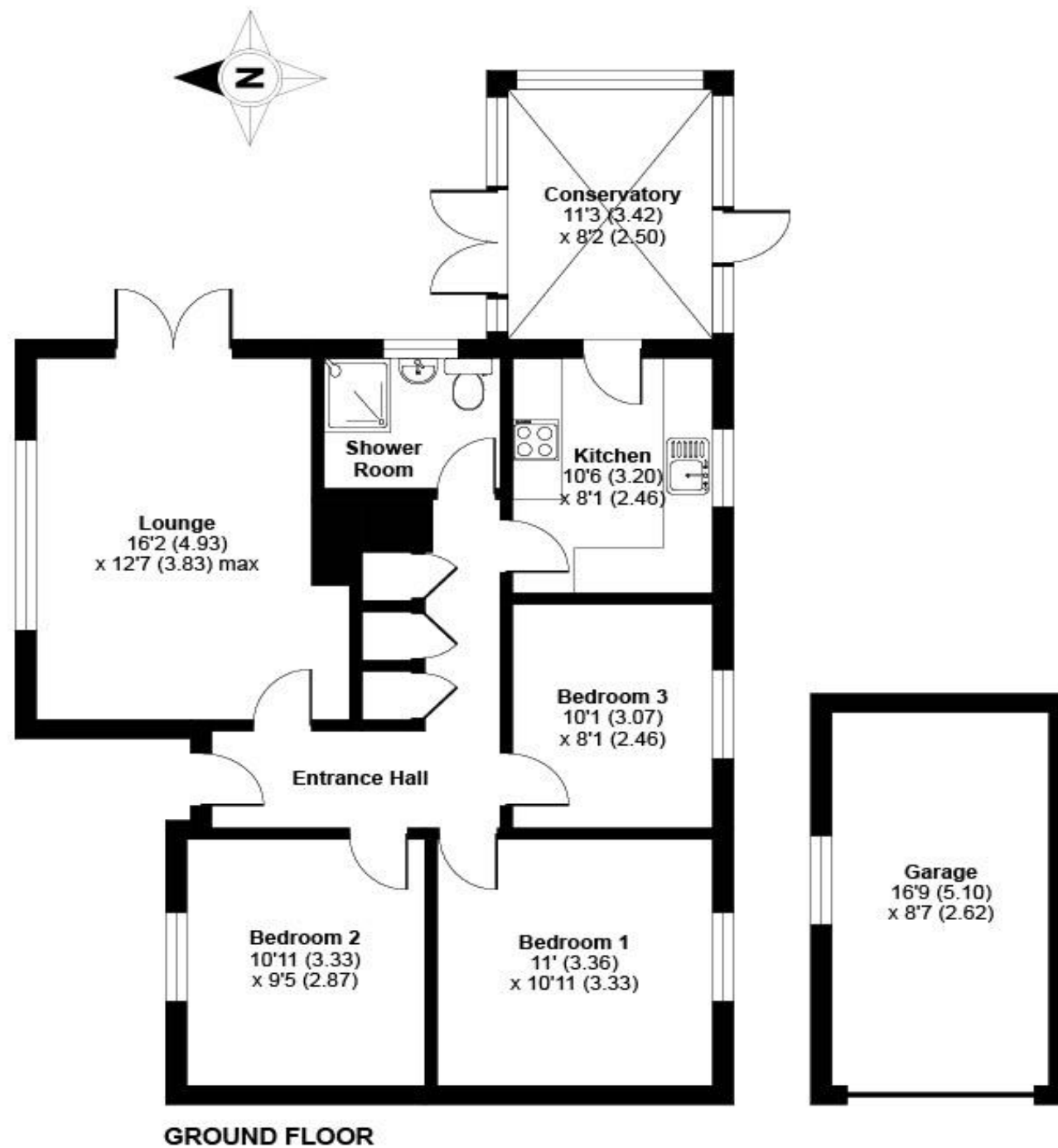
## Acacia Avenue, Ashill, Thetford, IP25

Approximate Area = 872 sq ft / 81 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1016 sq ft / 94.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Longsons. REF: 1502350



### Acacia Avenue, Ashill, Thetford, IP25 7AR

CHAIN FREE! Very well presented detached three bedroom bungalow situated in the popular well serviced village of Ashill. This fantastic property offers garage, parking for several vehicles, garden, conservatory and UPVC double glazing.

**Guide Price £270,000 Freehold**

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#### Shower Room

Large walk-in shower cubicle, hand washbasin, WC, tiled splashback, tiles to floor, obscure glass window to side, radiator.

#### Outside Front of Property

Front and side garden laid to lawn, wooden garden shed, outside lights, outside tap, hedge to perimeter, driveway providing off-road parking for several vehicles, gated access to rear garden.

#### Rear Garden

Rear and side garden laid to lawn, shrubs and plants to border, wooden fence and hedge to perimeter.

#### Garage

**16'9" (5.11m) x 8'7" (2.62m)**

Up and over main door to front, entrance door opening to side, electric power and lights.

#### Agent's Note

EPC rating C69 (Full copy available on request).

Council tax band B (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedrooms
- Very Well Presented
- Conservatory and Garden
- Energy Efficiency Rating C69
- Garage and Ample Parking
- Chain Free

Situated in the popular well serviced village of Ashill, Longsons are delighted to bring to the market this very well presented detached three bedroom bungalow. This superb property offers garage, parking for several vehicles, garden, conservatory and UPVC double glazing. Viewing highly recommended, offered for sale chain free.

Briefly the property offers entrance hall, lounge, kitchen, conservatory, three bedrooms, shower room, garage, parking for several vehicles, gardens, oil-fired central heating and UPVC double glazing.

#### ASHILL

Ashill is a delightful village that offers a range of amenities, including a charming public house with a restaurant, a village shop, farm shop, and a primary school. For additional conveniences, the market towns of Swaffham, Watton, and Dereham are

ust a short distance away. With easy access to the main A47, Ashill provides excellent connections to the vibrant city of Norwich. Dereham approx. 10 miles, Norwich approx. 24 miles, Watton approx. 3.6 miles, Swaffham approx. 6.5 miles.

#### Entrance Hall

UPVC double glazed entrance door to front, three built-in cupboards one of which houses hot cylinder, loft access, radiator.

#### Lounge

**16'2" (4.93m) x 12'7" (3.84m)**

UPVC double glazed French doors opening to side, UPVC double glazed window to front, radiator.

#### Kitchen

**10'6" (3.2m) x 8'1" (2.46m)**

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and grill,

integrated gas hob space and plumbing for washing machine and dishwasher, space for tall upright fridge/freezer, UPVC double glazed door opening to conservatory, UPVC double glazed window to rear.

#### Conservatory

**11'3" (3.43m) x 8'2" (2.49m)**

UPVC double glazed conservatory with pitched roof, French doors opening to front, entrance door opening to rear, radiator proving year round usage.

#### Bedroom One

**11'0" (3.35m) x 10'11" (3.33m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Two

**10'11" (3.33m) x 9'5" (2.87m)**

UPVC double glazed window to front, radiator.

#### Bedroom Three

**10'1" (3.07m) x 8'1" (2.46m)**

UPVC double glazed window to rear, radiator.

