MOLYNEUX
ESTATE AGENTS



# Ashburton Road

Ickburgh, IP26

Price £400,000

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### Description

Situated in the charming village of Ickburgh, on the outskirts of Mundford, this attractive detached flint cottage with a thatched roof offers a delightful blend of character and modern living. Spanning an impressive 1,346 square feet, this home boasts three reception rooms, providing ample space for relaxation and entertainment.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge, complete with a traditional brick fireplace, perfect for those chilly evenings. The spacious kitchen/diner is ideal for family meals and gatherings, while the conservatory opens up to the generous rear garden, allowing for a seamless connection between indoor and outdoor living. A convenient ground floor cloakroom adds to the practicality of this lovely home.

The first floor features a well-appointed landing that leads to three comfortable bedrooms. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience, while a family bathroom serves the other two bedrooms.

The rear garden is a true highlight, predominantly laid to lawn, providing a wonderful space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, the property includes a garage equipped with solar panels and a summer house, enhancing the outdoor experience.

With a driveway providing off street parking for multiple vehicles, this home is not only charming but also practical. The oil-fired central heating, combined with solar panels and a battery storage pack, ensures energy efficiency and comfort throughout the year.

Internal viewing is highly recommended to fully appreciate the unique features and warmth this delightful cottage has to offer.

### Measurements

Entrance Hall - 19' 7" x 5' 9"

Lounge - 13' 11" x 13' 5"

Kitchen - 16' 10" x 8' 8"

Diner - 10' 11" x 9' 11"

Conservatory - 12' 4" x 10'

Cloakroom

Stairs to first floor landing

Bedroom 1 - 12' 3" x 10' 1"

En- Suite - 8' 1" x 6' 10"

Bedroom 2 - 11' 3" max x 10' 6"

Bedroom 3 - 12' 7" max (9' 7" min) x 10' 9"

Bathroom - 8' 2" x 7' 4" max

### Agents Note

Council Tax Band - D
Breckland

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





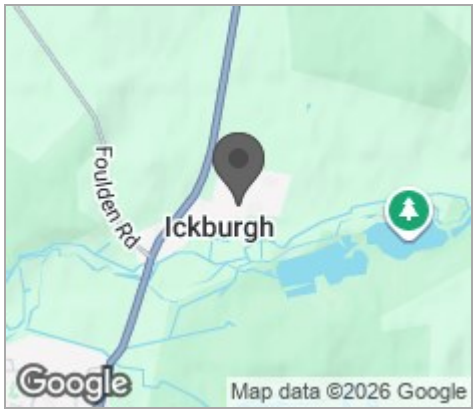










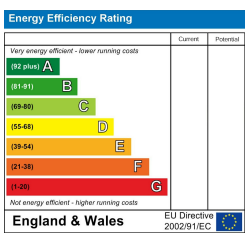


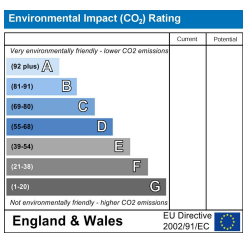




## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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