



**Ashburton Road, Ickburgh, Thetford, IP26 5JA**

**welcome to**

## **Ashburton Road, Ickburgh, Thetford**

A SUBSTANTIAL FOUR BEDROOM DETACHED HOME in the rarely available rural hamlet of Ickburgh, offering VERSATILE LIVING SPACES, EN SUITE to master, garage & driveway and a lovely SUNNY GARDEN - perfect for families or those seeking rural living!

### **Summary**

Found in the highly sought-after rural location of Ickburgh, this imposing detached house is sold with no onward chain and offers an exceptional combination of space, versatility and character.

Nestled in the heart of The Brecks, the hamlet enjoys peace and seclusion while still being within easy reach of Mundford village with local amenities, and the market towns of Thetford, Brandon, Swaffham and Downham Market.

Sitting prominently within the road, the property benefits from kerb appeal, a gravel driveway providing off-road parking, and a garage, combining practicality with style.

Inside, the accommodation is bright, well presented and versatile, making it suitable for growing families. A welcoming entrance hall with adjoining cloakroom and office leads to a spacious kitchen with ample dining space, adjoining utility room, a vast living room with feature fireplace, and a flexible dining / sunroom currently used as a playroom.

Upstairs, a generous landing provides access to four proportionate bedrooms. The master bedroom enjoys an en suite and stunning open field views to the rear, while a four-piece family bathroom completes the accommodation.

Externally, the sunny rear garden is largely lawned, offering a perfect space for outdoor entertaining, al fresco dining, or family play.

A rare opportunity to acquire a spacious rural home in a highly desirable location — viewing is essential.

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to front, window to side, radiator and door to:

#### **Entrance Hall**

With stairs to the first floor landing and built in storage cupboard.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with taps over, window to side and radiator.

#### **Living Room**

With window to front and two radiators.

#### **Office**

With window to front and radiator.

#### **Dining / Sunroom**

With dual aspect windows, double door leading out to the rear garden and two radiators.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space for double oven, integrated fridge, window to side and radiator.

#### **Utility Room**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps and drainer over, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, window to side and door to side.





### **First Floor Landing**

With window to front, built in storage cupboard and radiator.

### **Master Bedroom**

With window to rear and radiator.

### **Master En-Suite**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, bath with taps over, window to side and radiator.

### **Bedroom Two**

With window to rear and radiator.

### **Bedroom Three**

With window to front and radiator.

### **Bedroom Four**

With window to front and radiator.

### **Family Bathroom**

With W.C, wash hand basin with taps over, panelled bath, shower cubicle with shower attachment over, window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property there is a garden which is largely laid to lawn with a shingled driveway to the left hand side, providing plenty of space for off road parking and access to:

#### **Garage**

With doors to both the front and back.

### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn.

### **Agents Note**

Please note that this property is served by oil fired central heating. For more details, please contact the Branch.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

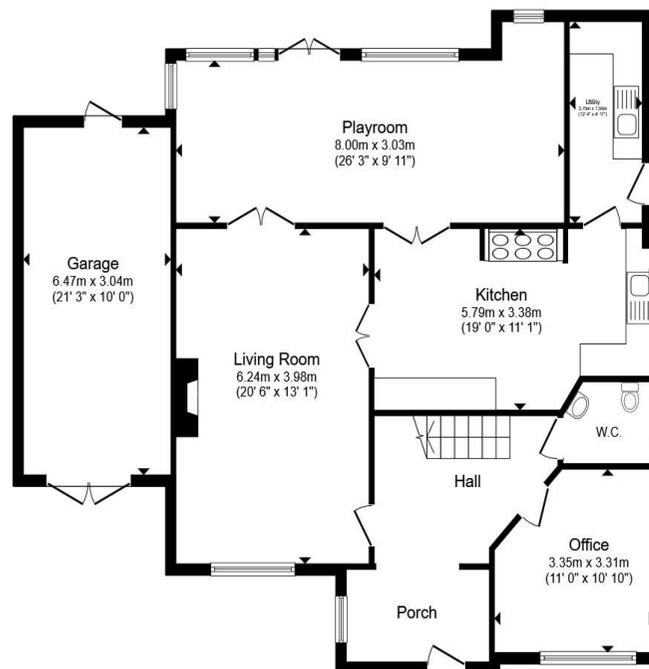
## Ashburton Road, Ickburgh, Thetford

- Four Bedroom Detached Family Home
- Rarely Available Rural Location
- Sold with No Onward Chain!
- Spacious and Versatile Living Accommodation
- Well Equipped Kitchen with Space for Dining and Adjoining Utility
- Large Living Room with Feature Fireplace
- Lovely Outside Spaces with Rolling Field Views to Rear
- Downstairs W.C, Master En-Suite & Four Piece Family Bathroom

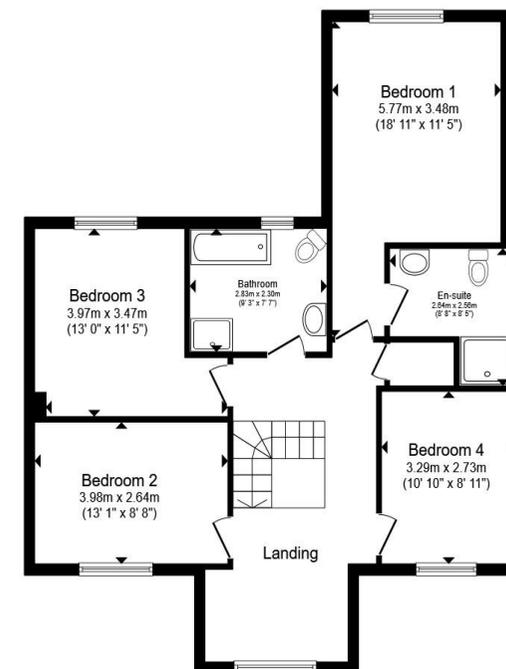
Tenure: Freehold

Offers Over

**£475,000**



Ground Floor



First Floor

Total floor area 205.1 m<sup>2</sup> (2,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD111133 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)

