

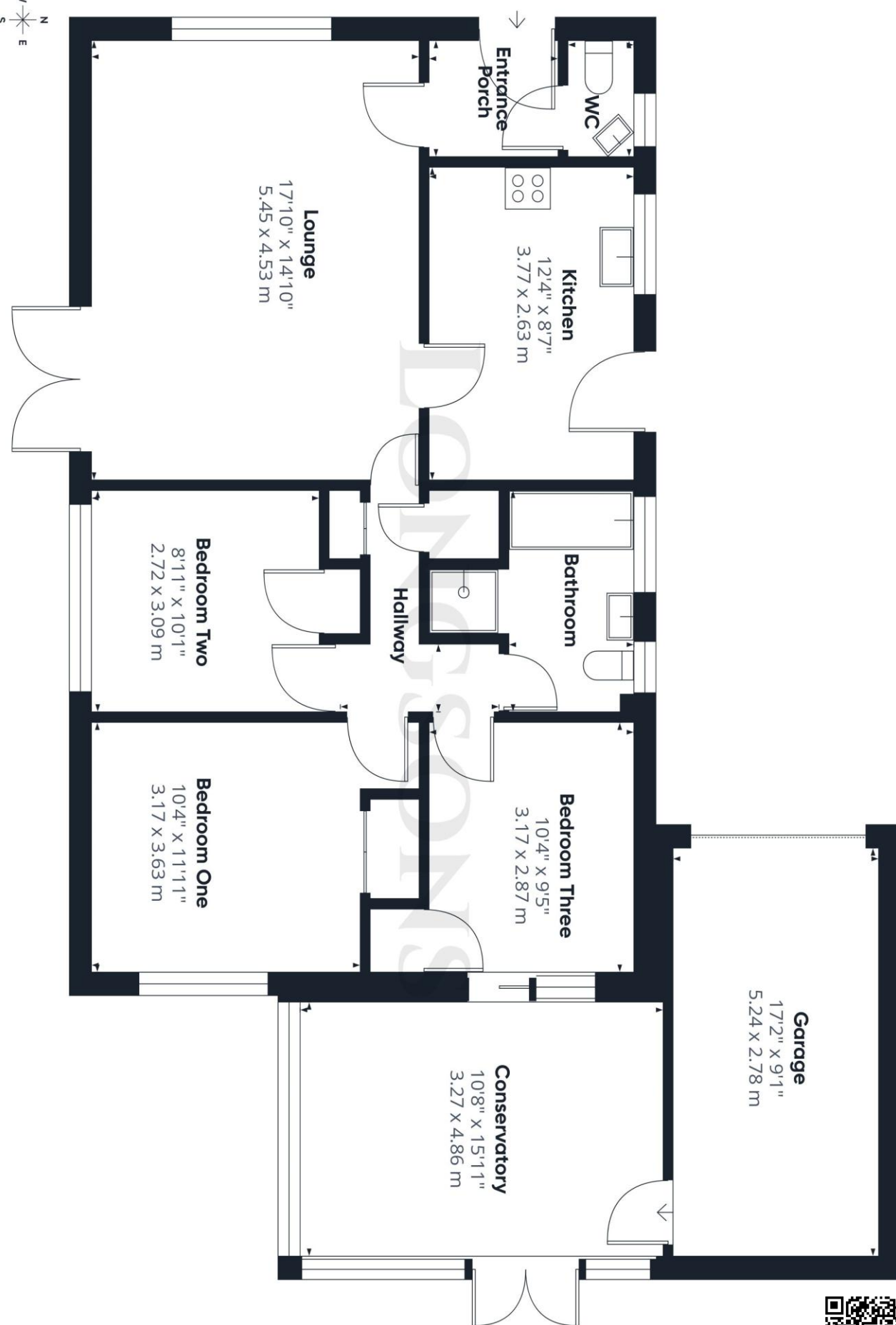


### Fir Park, Ashill, Thetford, IP25 7DE

Detached three bedroom bungalow situated in the popular Norfolk village of Ashill. The property offers a garage, parking, cloakroom, kitchen, gas central heating and UPVC double glazing.

Viewing is highly recommended.

**Offers in Excess of £280,000 Freehold**





**Bedroom Two**  
**10'1" (3.07m) x 8'11" (2.72m)**  
 Built-in wardrobe, UPVC double glazed window to side, radiator.

**Bedroom Three**  
**10'4" (3.15m) x 9'4" (2.84m)**  
 Built-in wardrobe, UPVC double glazed sliding doors opening to rear garden, radiator.

**Rear Garden**  
 Area laid to lawn, a collection of trees and shrubs to beds and borders, paved seating area, wooden shed, wooden fence to perimeter, gated access to front,

**Outside Front**  
 Driveway leading to single garage, area laid to lawn, outside light, gated access to rear garden.

**Garage**  
**17'2" (5.23m) x 9'1" (2.77m)**  
 Up and over door to front, personnel door leading to conservatory.

**Agent's Note**  
 EPC rating C71 (Full copy available on request)  
 Council tax band C (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 Bedroom Detached Bungalow
- Conservatory
- Garage, Gardens and Off-road Parking
- Energy Efficiency Rating C71
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

Situated in the popular Norfolk village of Ashill, Longsons are delighted to bring to the market this detached three bedroom bungalow. The property boasts a conservatory, garage, parking, cloakroom, kitchen, bathroom, well maintained gardens, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance porch, cloakroom, lounge, kitchen, three bedrooms, bathroom, conservatory, garage, gardens, off-road parking, gas 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 just 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. 34 miles, Watton approx. 3.6 miles, Swaffham approx. 6.5 miles.

**Entrance Porch**  
 UPVC double glazed door to front, radiator.

**Kitchen**  
**12'4" (3.76m) x 8'7" (2.62m)**  
 Range of fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated double oven, gas hob with extractor hood over, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, wall mounted gas boiler, UPVC double glazed window to rear, UPVC door leading to rear garden.

**Lounge**  
**17'10" (5.44m) x 14'10" (4.52m)**  
 UPVC double glazed French doors to side, UPVC double glazed window to front, radiator.

**Conservatory**  
**15'11" (4.85m) x 10'8" (3.25m)**  
 UPVC conservatory, personnel door leading to garage, two radiators, French doors opening to rear garden.

**Inner Hall**  
 Built-in shelves, two built-in cupboards, loft access.

**Cloakroom**  
 Corner hand wash basin, tiled splashback, WC, obscured glass UPVC double glaed window to side, radiator.

**Bathroom**  
 Bath with mixer tap, shower cubicle, partly tiles walls, WC and hand wash basin set within cabinets, cupboard housing hot water cylinder, two obscure glass UPVC double glazed windows to rear, heated towel rail.

**Bedroom One**  
**11'11" (3.63m) x 10'4" (3.15m)**  
 Built-in wardrobe, UPVC double glazed window to rear, radiator.

