



Ashburton Road

Ickburgh, IP26

Offers over £475,000

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Description

This executive family home enjoys a popular Norfolk village location and boasts an abundance of spacious internal accommodation, complimented by a large rear garden with enviable rural views overlooking open fields and woodland beyond. The property is less than an hours drive from the stunning Norfolk coastline and also a short distance from the picturesque Thetford Forest.

Upon entering the property you will find a welcoming entrance porch, providing ample space to remove coats and shoes, which opens immediately into an expansive entrance hall with stairs leading to the equally impressive and spacious first floor landing. The property boasts four reception rooms, consisting of a lounge which features an attractive brick fireplace, dining room, a study/ downstairs bedroom as well as a sun room to the rear of the house which overlooks the meticulously well maintained rear garden and stunning views beyond.

The downstairs accommodation is concluded by a cloakroom W.C and large kitchen/ breakfast room which offers a range of wall and base level units, including two glass front display cabinets, ceramic sink and draining board unit, integrated Neff cooker and an electric hob which features a brick surround with an extractor hood fitted over, as well as a separate utility room.

Upstairs the property enjoys four double bedrooms, plus an en suite bathroom to the largest bedroom and an en suite shower room to the second bedroom. There is a commodious family bathroom which comprises W.C, wash hand basin, bath and separate shower cubicle whilst the vast first floor landing also includes an airing cupboard which houses a modern Mega Flo high efficiency hot water cylinder.

The expansive garage benefits from power and light and is accessible from inside the property, as well as a recently replaced (2023) Garador electric front door. The garage opens onto a shingled driveway providing ample space for off street

parking.

There is a side access gate leading into the rear garden which is predominantly laid to lawn and includes a patio area for seating, entertaining and enjoying the rural views.

Measurements

Entrance Porch - 6'10" max x 6'10" max

Entrance Hall - 15'5" x 9'6"

Cloakroom W.C - 5'11" max x 5'01" max

Lounge - 19'9" x 12'2"

Sun Room - 22'11" x 7'4"

Kitchen/ Breakfast Room - 19'2" max x 12'8" max

Utility Room - 8'7" x 8'3"

Dining Room - 11'4" max x 9'9" max

Study/ Downstairs Bedroom - 11'2" x 8'6"

Family Bathroom - 9'9" x 6'10"

Bedroom - 13'6" x 11'9"

En Suite - 9'10" x 5'6"

Bedroom - 16'1" max, narrowing to 10'9" x 11'9" max, narrowing to 8'2"

En Suite - 6'5" x 4'10"

Bedroom - 12'6" max, narrowing to 8'11" x 10'9" max, narrowing to 6'1"

Tel: 01842 818282

Bedroom - 8'10" x 8'7"

Garage - 17'5" max x 15'5" max

Anti-money Laundering (AML) and Identification

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.

Agents Note

We understand that three executive new homes are planned to be built in the neighbouring plot.

Council Tax Band - Breckland, E.

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.

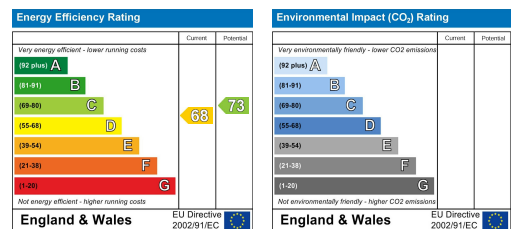
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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