



Acacia Avenue, Ashill, IP25 7AR

welcome to

Acacia Avenue, Ashill

A well-proportioned 3 double bedroom detached bungalow, located within this established residential development, boasting views over the local green to the front, together with a generous rear garden! The property further boasts a sitting room, modern kitchen and bathroom, driveway, garage & more!!



Accommodation:

UPVC part glazed obscure glass external entrance door opening to:

Entrance Hall

Radiator, wood effect flooring, doors opening to both bedrooms, the kitchen and the bathroom, further door opening to:

Lounge

Radiator, television point, wood effect flooring, UPVC triple glazed windows to the front and side aspect.

Kitchen

A range of wall and floor mounted fitted kitchen units in medium oak finish with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, space for an electric cooker, space for under-counter appliances, space for a fridge/freezer, space and plumbing for a dishwasher, radiator, telephone point, UPVC triple glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear aspect.

Bedroom 1

Radiator, carpet flooring, UPVC triple glazed window to the rear aspect.

Bedroom 2

Radiator, carpet flooring, UPVC triple glazed window to the front aspect.

Bedroom 3

Radiator, carpet flooring, UPVC triple glazed window to the rear aspect.

Family Bathroom

Modern bathroom suite comprising low level w.c, vanity hand wash basin with storage under and further storage cupboard, shower cubicle with electric shower and glazed shower screen, tiled walls and flooring, UPVC triple glazed obscure glass windows to the side aspect.

Outside

To the front of the property, there is a hard landscaped garden with a long driveway to the side providing off-road parking and access to the detached garage.

A side access leads into the generous rear garden, which is laid mainly to lawn with a paved patio seating area, greenhouse and panelled fencing. The bottom the garden is set with a selection of plants and shrubs.

Detached Garage/Workshop

Up & over garage door, power sockets and lighting connected, window to the side aspect, personnel door opening into the rear garden.

Location

Ashill is a village located just under 4 miles from the bustling town of Watton and 6 miles from the historic market town of Swaffham. There is a public house/restaurant, a parish church that dates from the 14th century and a store providing general groceries and convenience items, opening from early morning to late in the evening. The village centres on the green and a lovely duck pond. The community centre complex provides Ashill with a main event hall and a large grassed playing field for sporting activities. The village also has a mobile library, fish and chip shop and Post Office.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Acacia Avenue, Ashill

- Attractive 3 bedroom detached bungalow
- Presented in excellent condition throughout
- Modern kitchen and 4-piece bathroom
- Gas fired central heating and UPVC triple glazed windows
- Generous front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111234 - 0004

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