



Millfield, Ashill, IP25 7BQ

welcome to

Millfield, Ashill

> > VILLAGE LOCATION! A two-bedroom detached bungalow in the sought-after village of Ashill. Featuring an enclosed rear garden, garage, car port, and off-road parking, this property is conveniently located near local amenities and market towns Swaffham and Watton! Viewings Essential.



Accommodation

UPVC part glazed entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, doors opening to both bedrooms, kitchen, bathroom and further door opening to:

Lounge

14' 9" x 12' (4.50m x 3.66m)

Radiator, laminate wood effect flooring, television point, UPVC double glazed window to front aspect.

Kitchen

11' 9" x 10' 3" (3.58m x 3.12m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset sink and drainer, space for an electric cooker with concealed cooker hood over, space for washing machine, space for under counter fridge, storage cupboard, UPVC double glazed window to the rear aspect and part glazed entrance door to side aspect.

Bedroom 1

12' x 9' 9" (3.66m x 2.97m)

Radiator, laminate flooring, UPVC double glazed window to the front aspect.

Bedroom 2

10' x 10' (3.05m x 3.05m)

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

Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, 'P' shaped bath with mains connected shower and glass screen, part tiled walls, UPVC double glazed window to the rear aspect.

Outside

The front of the property is approached via a brickweaved driveway leading to the carport and single garage, The front garden is mainly laid to hard landscape and interspersed with shrubs and plants, a front hedge provides screening and offers a good degree of privacy.

The rear garden is in two sections with the larger part being mainly laid to lawn with a selection of raised beds to the center, the garden offers complete privacy and is completed with a greenhouse, retained fencing and well-stocked borders, the second part of the garden it a blank canvass as it is current used for chickens, an outside tap and external lighting are available as well as being fully enclosed and giving access to the garage and summerhouse.

Garage

Up & over door, power sockets and lighting, personal door to the garage.

Location

Ashill is a popular 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 banding 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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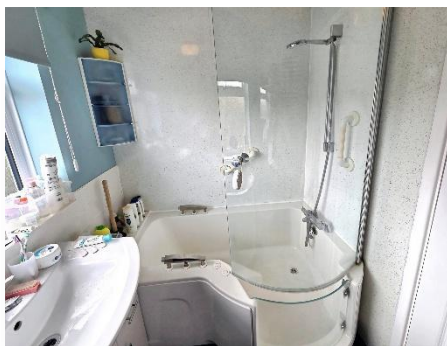
- 2 Bedroom detached bungalow
- Good size accommodation including lounge and bedrooms
- New roof fitted in 2025
- Fully enclosed rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111163 - 0005

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.

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