





**Orchard Close, Ashill, IP25 7DA**

william h brown

***welcome to***

## Orchard Close, Ashill

A well presented and spacious 3 bedroom detached bungalow, located on the edge of the well-served village of Ashill. Having been improved by the current owners, the property boasts an open-plan lounge/dining room, conservatory with fine views over the rear gardens, long driveway, garage and more!













**Accommodation:**
UPVC part glazed external entrance door opening to:

**Entrance Hall**
Radiator, carpet flooring, loft access, UPVC double glazed window to the front aspect, doors opening to all bedrooms, kitchen, lounge/dining room and bathroom, further door opening to:

**Cloakroom W.C**
Suite comprising low level w.c and vanity hand wash basin with storage under, tiled splash backs and surrounds, towel rail, UPVC double glazed window to the front aspect.

**Lounge Area**
A bright and airy 'L' shaped lounge with gas living flame fire with decorative surround and hearth, radiator, television point, carpet flooring, space for a dining table, dual aspect UPVC double glazed window to the front and side

**Kitchen**
A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in double oven and fitted gas hob with concealed cooker hood over, built-in microwave, integrated fridge-freezer, plumbing for washing machine, built-in cupboard (housing the gas fired central heating boiler), wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the side aspect.

**Bedroom 1**
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bedroom 2**
Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

**Bedroom 3**
Radiator, carpet flooring, UPVC double glazed sliding doors opening to:

**Conservatory**
Of UPVC double glazed construction with a solid roof, UPVC double glazed sliding patio style doors opening to the rear gardens.

**Family Shower Room**
Newly installed suite comprising low level w.c, hand wash basin, walk-in double shower with wall mounted electric shower and glazed shower screen, part tiled walls, radiator, tiled flooring, UPVC double glazed window to the side aspect.

**Outside**
The property is approached via a long driveway, which provides off-road parking and access to the garage. The front garden is laid mainly to lawn with well-stocked plant and shrub bed borders and a pathway leads to the main entrance door.

A side gate opens to the rear garden, which is a great size and laid mainly to lawn, interspersed with mature ornamental trees, shrubs and border areas with a paved patio seating area, retaining fencing and hedging. The rear gardens also enjoy a good degree of privacy.

**Garage**
Up and over door to the front aspect, power sockets and lighting

**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 C.

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.

*welcome to*

## Orchard Close, Ashill

- 3 double bedroom detached bungalow
- Triple aspect open-plan lounge/dining room
- Spacious kitchen with integrated appliances
- Conservatory overlooking the rear gardens
- newly installed shower room and separate w.c

Tenure: Freehold EPC Rating: D
Council Tax Band: C

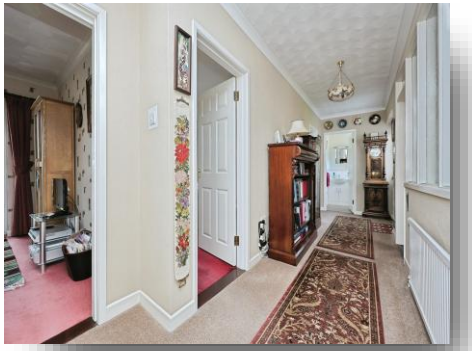
**directions to this property:**

Leave Swaffham via Watton Road and follow the road for approximately 5 miles, and upon entering Ashill, take the right hand turn onto Cressingham Road, sign posted 'Little Cressingham'. Take the first left hand turn onto Orchard Close and the property will be found on the right hand side.

# £325,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/SFM110948

The Property Ombudsman

Property Ref:
SFM110948 - 0004

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