



# Millfield

Ashill, IP25

Guide price £220,000

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## Description

Guide Price £220,000 - £230,000. This two bedroom detached bungalow enjoys a CUL-DE-SAC location within a sought-after Norfolk Village and benefits from a newly replaced roof (2025).

Internally the bungalow comprises a welcoming entrance hall which provides ample space to remove coats and shoes, plus a loft access hatch with a loft ladder to give access into a partly boarded loft space.

There is a bright and spacious lounge to the front of the bungalow, two double bedrooms plus a family bathroom and fully fitted kitchen.

The kitchen at the rear offers a range of wall and base level units, door to side, sink and drainer plus ample space for a cooker, washing machine and fridge freezer. There is also a window overlooking the rear garden. The family bathroom concludes the internal accommodation and comprises W.C, wash hand basin, heated towel rail and a bath with a shower attachment over.

Outside the bungalow occupies a generous corner plot which includes a driveway and car port for off street parking to the front, plus a garden which has been shingled for ease of maintenance. There is a garage which offers power and light as well as a window to the rear, plus both rear and side gardens which are predominantly laid to lawn and offer an excellent opportunity for gardening and relaxing in Summer months, making it a wonderful extension of the living area!

The boiler, serviced October 2025, is located in the kitchen and serves a gas fired central heating system.

## Measurements

Lounge - 14'10" x 11'11"

Kitchen - 11'10" x 9'10"

Bedroom - 11'11" x 9'11"

Bedroom - 9'11" x 9'10"

Family Bathroom - 7'2" x 5'6"

## Agents Note

Council Tax Band - Breckland, B.

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.

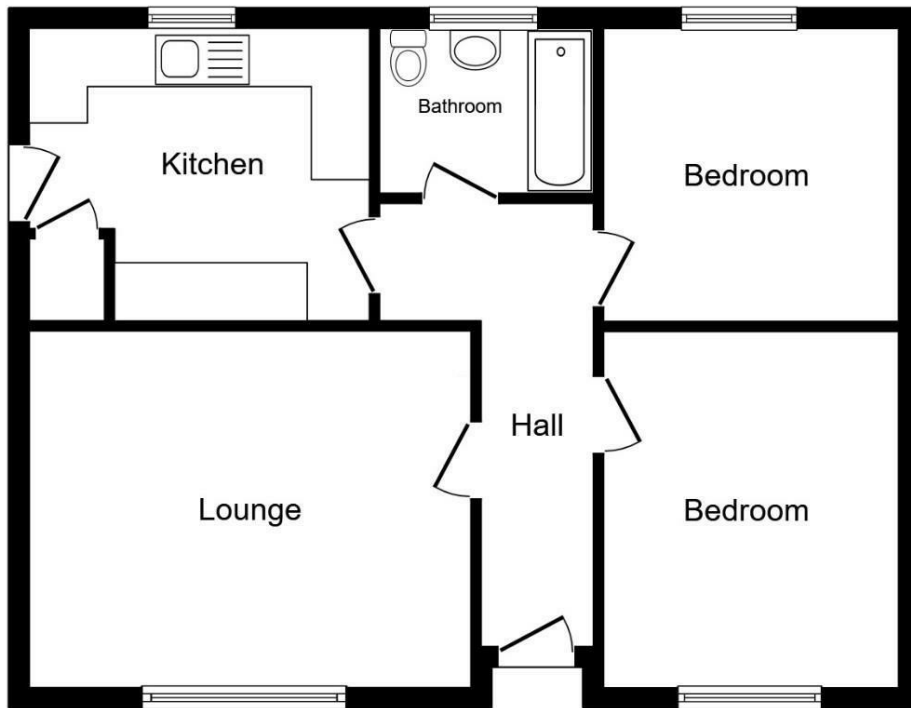
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

Tel: 01842 818282





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(89-91)	C		
(85-88)	D		
(82-84)	E		
(79-81)	F		
(76-78)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92 plus)	B		
(89-91)	C		
(86-88)	D		
(83-85)	E		
(81-82)	F		
(79-80)	G		
(1-78)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK