



Ashburton Road

Ickburgh, IP26

Offers over £325,000

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Description

Well presented detached bungalow, fully renovated and extended over the last few years, providing a comfortable family home with space for extended family to stay or potential income source. Set on a generous plot with open field views off a quiet country no through road leading to Lynford Lakes in Thetford Forest. Situated in the charming hamlet of Ickburgh on the edge of Mundford in the picturesque County of Norfolk.

The bungalow boasts a spacious sunny lounge/ dining room with a cosy log burner for relaxing with the family. The attractive well equipped kitchen is served with some built-in appliances, a 1 1/2 bowl sink drainer with views and access to the side garden.

With three well proportioned bedrooms giving views and access to the rear garden, served with the convenience of a well fitted bathroom and cloakroom in the main house. With further well fitted shower room and bedroom in the extension.

Outside there is plenty of opportunity to enjoy peace and quiet in the private garden that wraps around the property on three sides. With covered seating areas providing space to take in the fresh air and local wildlife. The large stable/workshop offers opportunity to develop further with power and water available.

The shingle driveway provides plenty of parking for guests, friends and family alike.

The bungalow is well served with oil fired central heating and sealed unit UPVC windows and doors throughout, ensuring warmth and energy efficiency.

The bungalow gives a wonderful opportunity to live a tranquil lifestyle with plenty of woodland walks on the doorstep and still being in easy reach of local amenities and main line train station.

The large loft space may allow the new owners to extend further the accommodation and take advantage of field views. Take the chance to make this charming home your own.

Measurements

Lounge/ Diner - 22' 9" x 13' 9" max

Kitchen - 9' 8" x 8' 4"

Bedroom 1 - 11' 10" x 10' 8"

Bedroom 2 - 10' 8" x 8' 4"

Bedroom 3 - 9' 5" x 6' 10"

Bathroom - 6' 9" x 5' 8"

Cloakroom

Bedroom/ Utility - 14' 9" x 8' 1"

Shower Room - 5' 2" max x 4' 3"

Stable/ Workshop - 11' 8" x 11' 2"

Council Tax Band - C

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.

Tel: 01842 818282

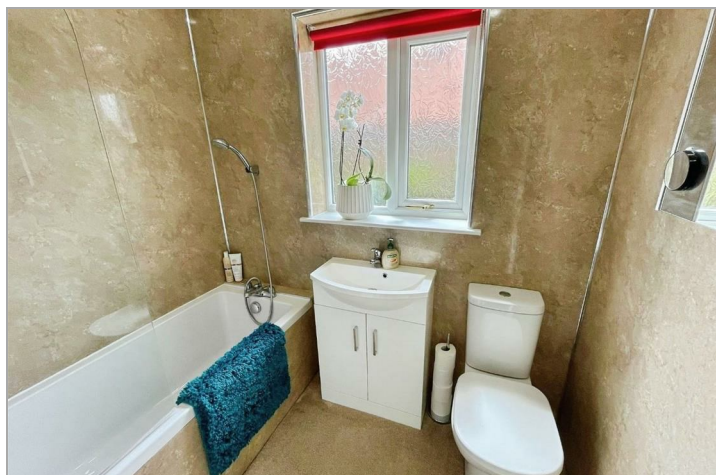
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

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.

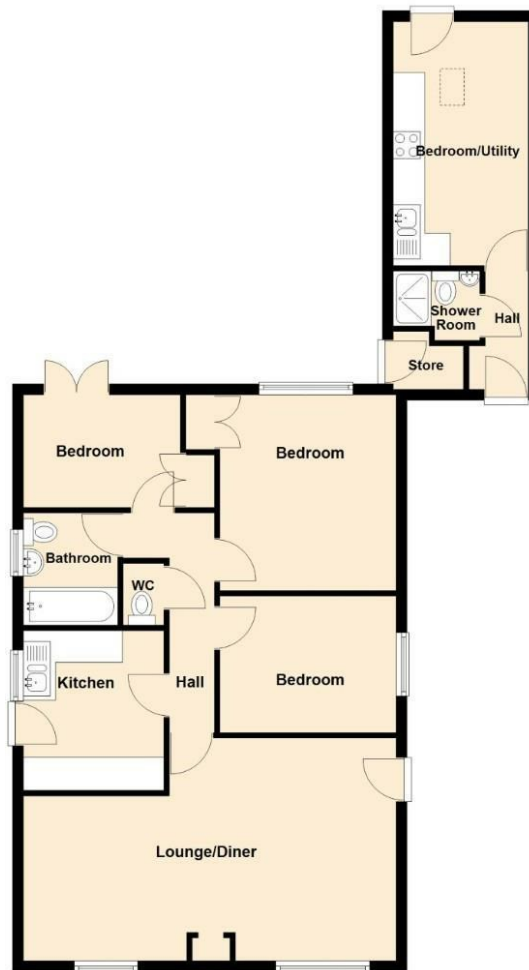
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.



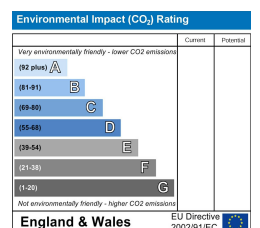
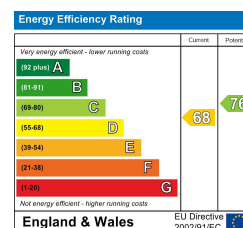


Ground Floor



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.

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

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