



27 Acacia Avenue, Ashill
£235,000

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Ashill, Thetford

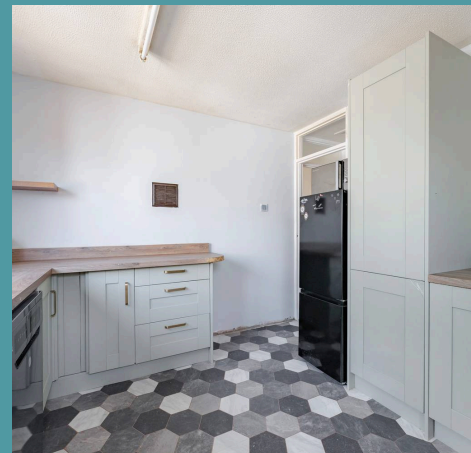
With open fields stretching out behind, this charming two-bedroom home offers a lovely sense of space and privacy from the moment you arrive. Positioned on a generous plot in the heart of Ashill, it blends fresh modern updates with the relaxed feel of rural village life. Inside, everything has been thoughtfully finished—from new carpets and paintwork to a brand-new kitchen and boiler. The dual-aspect sitting room is flooded with natural light, while the practical split bathroom adds extra everyday convenience. A garage and private driveway provide useful storage and parking options, and the large rear garden is perfect for outdoor living. Surrounded by friendly neighbours and countryside views, this is a move-in ready home with wide-reaching appeal.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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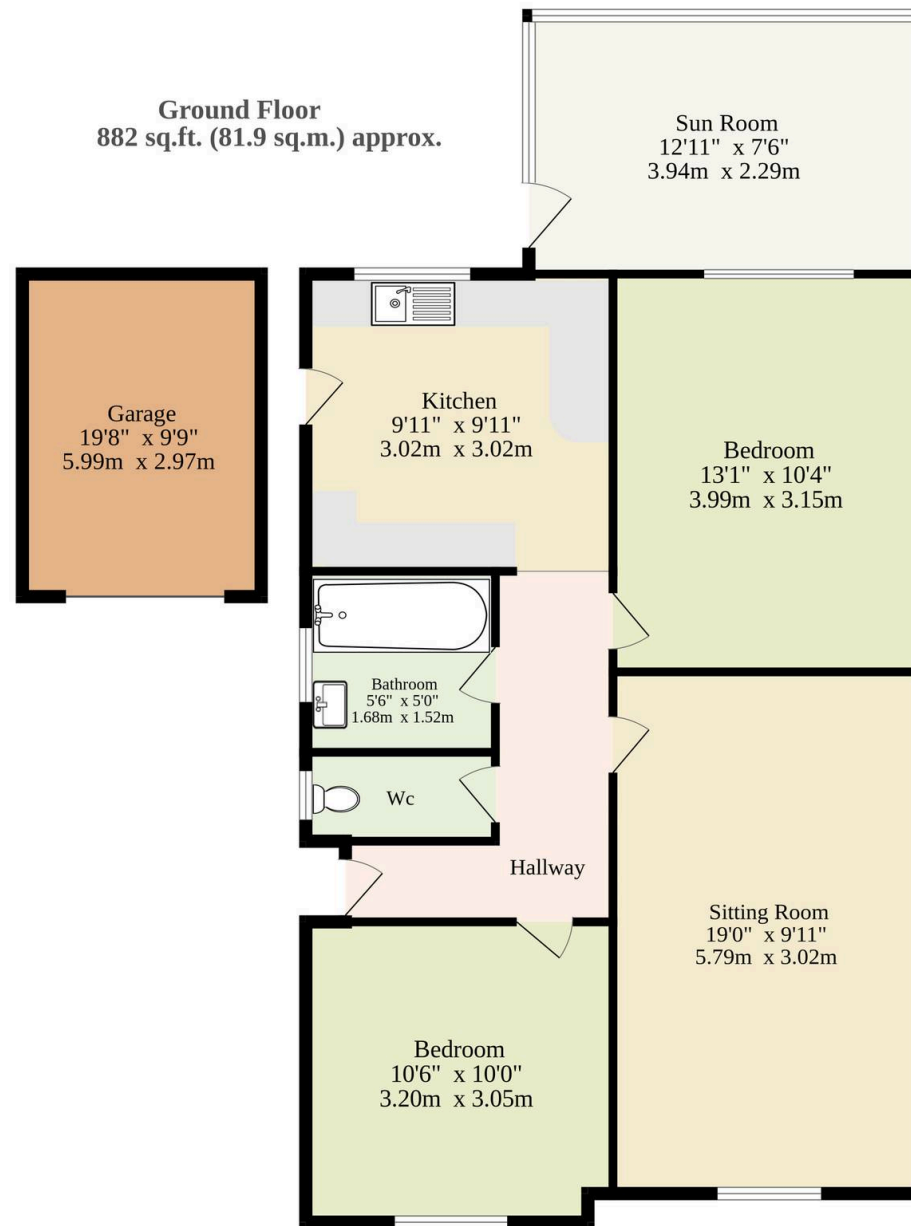
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The Location

Located in the well-connected village of Ashill, this home enjoys the best of both worlds—peaceful countryside surroundings with everything you need close at hand. The village itself offers a strong sense of community, with handy local shops, pubs, restaurants and schools just a short walk or drive away. For those who love the outdoors, scenic walks and nature trails are never far, with forest landscapes and open countryside ready to explore.

When it's time to head further afield, Thetford and its beautiful woodland areas are less than 20 miles away, while Norwich sits under 30 miles from your door, providing an easy route into the city for shopping, dining and wider travel links. Whether you're staying local or venturing out, Ashill makes a great base for day-to-day living with a laid-back





TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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