



38 Woodlands, Ashill

Thetford



Minors & Brady

38 Woodlands

Ashill, Thetford

A charming detached bungalow set in a highly sought-after village location, offering space, privacy, and exciting future potential. The property welcomes you with a landscaped, low-maintenance front garden and a warm, inviting feel throughout. Inside, the layout is practical and well-presented, featuring a bright sitting/dining room, a functional kitchen with scope to personalise, and two generous double bedrooms. A stylish four-piece bathroom adds a touch of modern comfort to the home. Outside, a driveway, garage, and a surprisingly spacious rear garden with mature planting and a useful timber outbuilding enhance both convenience and lifestyle appeal. With clear potential to extend (subject to planning), this is an excellent opportunity to create a home tailored to your needs.

- Sought-after village location
- Detached bungalow with strong kerb appeal
- Landscaped, low-maintenance front garden
- Bright and versatile sitting/dining room
- Two well-proportioned double bedrooms
- Modern four-piece bathroom suite
- Functional kitchen with scope to personalise
- Driveway providing off-road parking
- Garage offering storage or workshop potential
- Generous, private rear garden with outbuilding and scope to extend (STPP)





M&B

38 Woodlands

Ashill, Thetford

The Location

Woodlands is a quiet residential area located in the heart of Ashill, a traditional Norfolk village situated between Watton and Swaffham. Surrounded by open countryside, Ashill offers a peaceful rural setting with a strong sense of community, while still providing essential local amenities.

Within the village itself, residents benefit from a well-stocked convenience store that caters to day-to-day needs, as well as a popular local pub, The White Hart, known for its food and friendly atmosphere. For fresh produce and seasonal goods, small local farm shops and roadside stalls are often within easy reach. The village also hosts a community centre, which acts as a hub for events, fitness classes, and local clubs.

Families living at Woodlands are served by Ashill Primary School, located within walking distance. It is a well-regarded village school offering a friendly and nurturing environment.

Secondary education is available nearby in Watton or Swaffham, with regular school transport services running from the village. Healthcare needs are supported by GP surgeries and pharmacies in nearby towns, with the closest options typically found in Watton, just a short drive away. For more specialist care or hospital services, Swaffham and Dereham offer further facilities.



M&B

38 Woodlands

Ashill, Thetford

Woodlands, Ashill

Set within a sought-after village setting, this charming detached bungalow offers an excellent opportunity for those seeking a well-balanced home with generous outdoor space and future potential.

Approached via an enclosed front garden, the property immediately creates a welcoming first impression, with thoughtfully landscaped grounds designed for low maintenance and enhanced by mature, well-stocked borders that provide colour and privacy throughout the seasons.

Internally, the accommodation is well presented and sensibly arranged, offering a comfortable and practical layout. The kitchen provides a functional space with scope for personalisation, while the sitting and dining room serves as a bright and versatile hub of the home, ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms, each offering ample space for furnishings, along with a modernised four-piece bathroom suite that adds a touch of contemporary comfort.

One of the standout features of this property is the deceptively spacious outdoor area. To the side, a driveway provides convenient off-road parking and leads to a garage, offering additional storage or workshop potential.



M&B

38 Woodlands

Ashill, Thetford

Gated access opens into the rear garden, where a generous lawn is complemented by a variety of mature trees and shrubs, creating a private and established setting. A timber outbuilding is also included, adding further flexibility for storage, hobbies, or garden use.

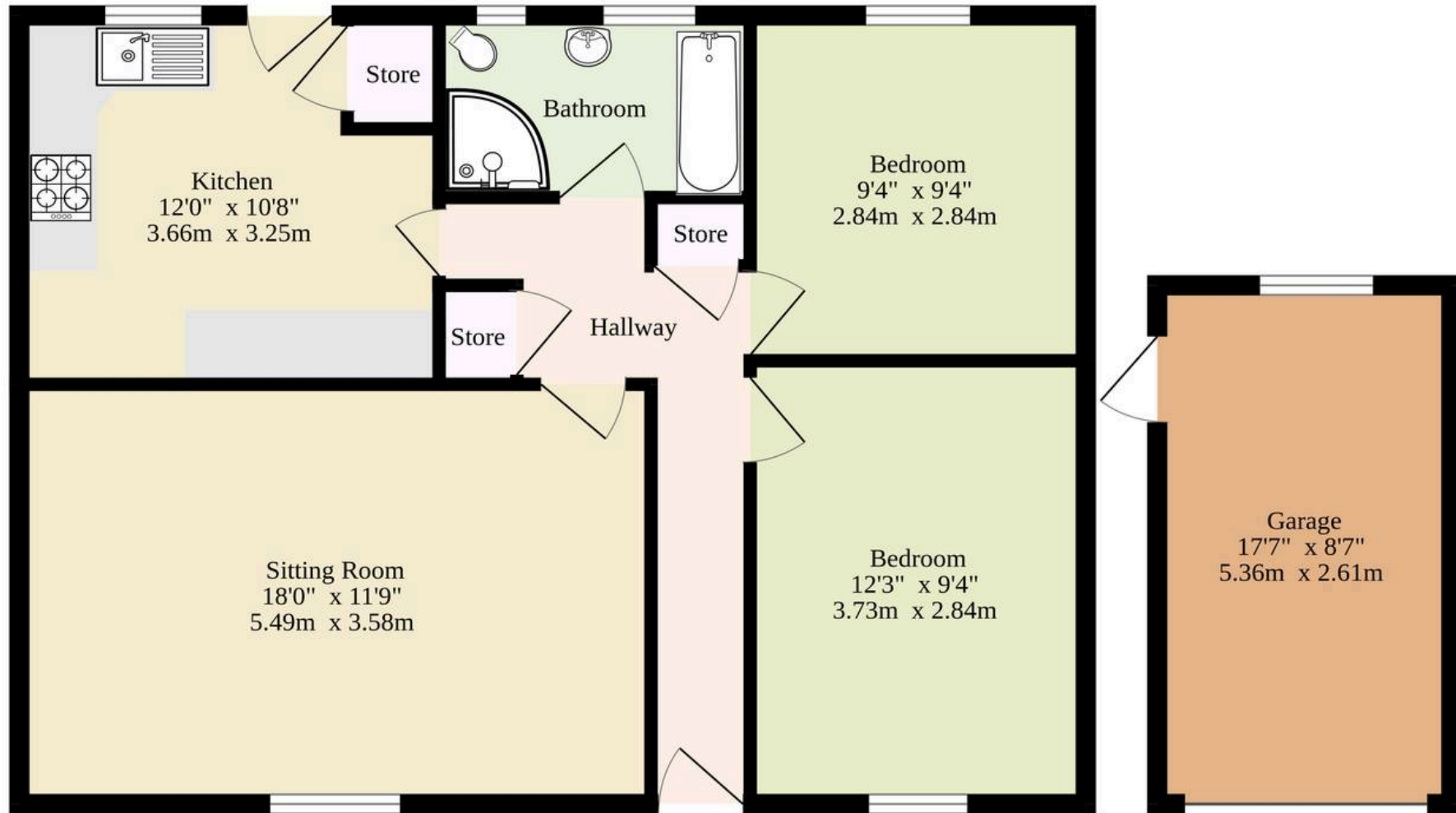
For those looking to enhance or expand, the property presents exciting possibilities. Subject to the necessary planning permissions, there is clear potential to extend to the side or rear, allowing buyers to tailor the home to their long-term needs.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
832 sq.ft. (77.3 sq.m.) approx.



Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk