



**Lawsons**  
ESTATE AGENTS

**58 Millfield, Ashill**  
Guide Price **£250,000 – £260,000**



# 58 Millfield

Ashill, IP25 7BQ

2 Bedroom Detached Bungalow in the sought-after village of Ashill. Featuring a spacious open plan living area, this property boasts a modern kitchen with integrated appliances, a bathroom, and a separate shower room. The property offers the convenience of gas heating, a garage, and driveway parking. Perfect for those seeking tranquillity without compromising on modern comforts. Contact us now to arrange a viewing and secure this gem!

Council Tax band: B

Tenure: Freehold

- TWO BEDROOMS
- DETACHED BUNGALOW
- GARAGE & DRIVEWAY
- SOUGHT-AFTER VILLAGE
- BATHROOM & SEPERATE SHOWER ROOM
- OPEN PLAN LIVING AREA
- GAS HEATING
- FRONT & REAR GARDENS
- INTEGRATED APPLIANCES
- CALL NOW TO ARRANGE A VIEWING!

## Kitchen

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge, freezer, and dishwasher, with door to storage cupboard housing the gas combination boiler, tiled flooring, and opening to lounge.







### **Lounge**

Window to front, feature electric fireplace, with radiator, carpet, flooring, door to inner hallway, and opening to dining area.

### **Dining Area**

Window to front, with radiator, and carpet flooring.

### **Hallway**

8' 8" x 3' 1" (2.64m x 0.95m)

Doors to both bedrooms, family bathroom, shower room, and two further storage cupboards, of which one has plumbing for a washing machine, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

11' 0" x 10' 8" (3.35m x 3.24m)

Window to rear, with radiator, and carpet flooring.

### **Bedroom 2**

9' 8" x 10' 11" (2.95m x 3.32m)

Window to rear, with radiator, and carpet flooring.

### **Bathroom**

8' 6" x 5' 1" (2.60m x 1.56m)

Two frosted windows to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, built-in storage shelves, and tiled flooring.

### **Shower Room**

4' 2" x 7' 2" (1.27m x 2.19m)

Walk-in shower cubicle with mixer tap shower, with heated towel rail, and wood effect tiled flooring.





FRONT GARDEN

Mainly laid to lawn, with shingle border, mature shrubs, and driveway leading to the front door and garage.

REAR GARDEN

Mainly laid to lawn, with shingle borders, mature shrubs, and pathway leading to multiple decking areas, and side access gate to front.

Garage

The property benefits from a single garage with a window to rear, up and over door to front, and mains power and lighting connected.

Parking

The property benefits from a shingle driveway leading to the front of the garage providing off-road parking. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1759.03 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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