



## 72 Bradenham Road, Shipdham - IP25 7PJ

£350,000 - £375,000 Freehold

This well-presented 4-bedroom detached house offers modern living with spacious design. Featuring an integrated kitchen with high-end appliances, it flows into a generous lounge filled with natural light. The master bedroom includes an ensuite and walk-in wardrobe. A large rear garden and a spacious driveway with an extended garage provide ample space. Located in the charming village of Shipdham, this home offers both peace and convenience.



## Location

Bradenham Road is located in the charming village of Shipdham, offering a peaceful and rural setting while being within easy reach of local amenities. The village is well-connected, with quick access to the nearby town of Dereham and the A47, making it ideal for those commuting or seeking a tranquil retreat with convenient transport links. Shipdham itself offers a close-knit community and a variety of local shops, schools, and green spaces, making it an attractive location for families and professionals alike.

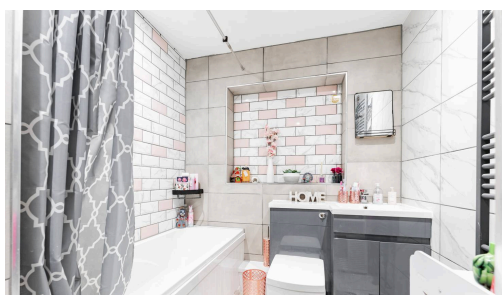


## Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Heating system- Combi System

Tax Council Band- B





## Bradenham Road, Shipdham

Stepping through the front door into the welcoming hallway, the integrated modern kitchen immediately catches the eye. Boasting an island, integrated appliances, ample counter and cupboard space, as well as a self-cleaning oven, this kitchen is sure to be the heart of the home. The adjacent lounge offers a generous living space, flooded with natural light through the sliding doors leading to the garden.

The property comprises four well-proportioned bedrooms, with the master bedroom featuring a luxurious walk-in wardrobe and an en-suite bathroom for added convenience. A stylish family bathroom complete with a bath and overhead shower attachment caters to the needs of the household.

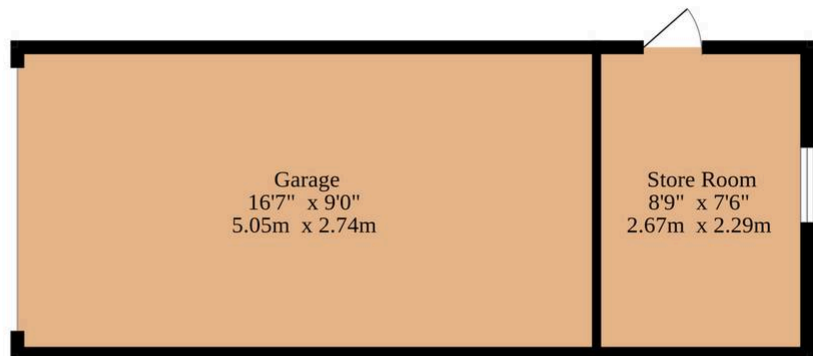
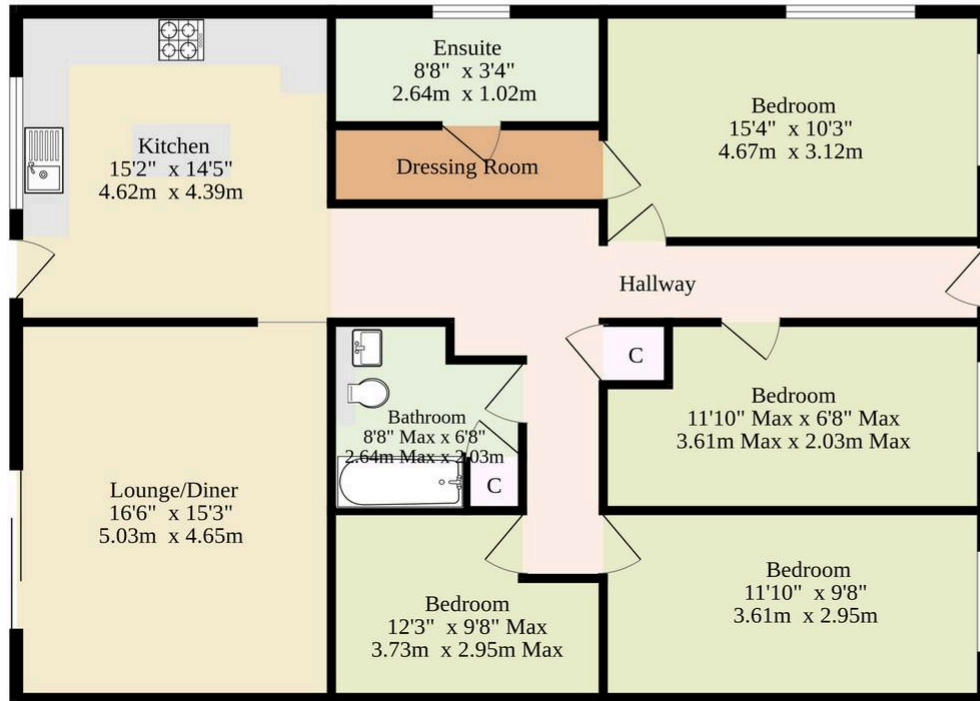
Outdoors, a large rear garden provides ample space for outdoor activities and relaxation, further complemented by an electric point for added practicality. The property boasts a substantial driveway and an extended garage, offering off-road parking and storage solutions. The garage's additional store room to the rear provides versatility for various needs.

Attention to detail is evident throughout the property, with new windows, doors, and electrics enhancing its modern appeal. The newly installed boiler and central heating system, just 2 years old, ensure comfort and efficiency year-round.



# Ground Floor

1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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