

## 58a Market Street, Shipdham - IP25 7LZ

£325,000 Freehold

An exceptional opportunity awaits with this immaculate four-bedroom detached house, offered with no onward chain. Perfectly suited for family living, this home combines comfort, style, and practicality. Presented in turn-key condition, it features a master bedroom with ensuite, a spacious family bathroom, a downstairs WC, and a bright, modern kitchen with a separate utility room. The enclosed, low-maintenance rear garden offers a peaceful outdoor retreat, while off-road parking with a driveway and garage completes the package. Ideally located close to local amenities, this property provides everything needed for a modern lifestyle.



## Location

Market Street in Shipdham offers a charming and peaceful setting with local amenities and scenic countryside nearby. This location is perfect for those seeking a relaxed village lifestyle while still being within easy reach of larger towns and cities. With excellent transport links, including access to main roads and local public transport, it's well-connected for both work and leisure. The village itself provides a welcoming community feel, with a range of shops, pubs, and green spaces to enjoy. Nearby walks and open countryside offer plenty of opportunities for outdoor activities, while the historic character of Shipdham adds to its appeal.



## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Boiler  
(Vaillant)

Council Tax Band- D





## Market Street, Shipdham

Enter through the welcoming hallway, where you are greeted by a conveniently located WC and a storage cupboard. The kitchen is bright and contemporary, featuring white cupboards, wood-effect countertops, and tiled flooring, with a stylish tiled backsplash. It's a space that combines both functionality and modern design, offering plenty of room for dining.

A separate fitted utility room further enhances the living experience, offering versatility and practicality with plumbing for a washing machine and a door that leads outside.

Move through to the sitting room, a bright and spacious area featuring a central fireplace. French doors open to the outside, allowing natural light to flood the space.

Upstairs, a storage cupboard on the landing provides additional organisational convenience, while the four well-appointed bedrooms, including two spacious doubles, offer ample accommodation for all family members. The master bedroom boasts the added luxury of an ensuite with a shower, ensuring privacy and comfort for its occupants.

Rounding off the upper level is a spacious family bathroom, providing a space for relaxation and rejuvenation.

Outside, the property features an enclosed rear garden, laid to lawn and designed for low maintenance. A paved seating area offers a peaceful space for outdoor enjoyment and relaxation. There is also a gate providing access to the front of the property, adding to the privacy and convenience of the space.

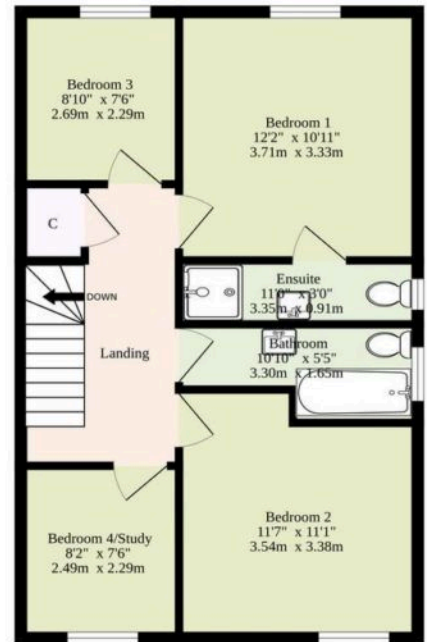
Additionally, off-road parking is provided by the shared driveway, along with a garage, offering secure storage for vehicles and further enhancing the convenience of the property.



Ground Floor  
723 sq.ft. (67.2 sq.m.) approx.



1st Floor  
534 sq.ft. (49.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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