

28 Market Street
Shipdham
IP25 7LY



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Price Guide £350,000

The characterful former public house...

Welcome to Crosskeys, a wonderfully unique and character-rich home tucked away in the heart of Shipdham. Just a 10-minute drive from Dereham and Watton, and with easy access to local amenities including the village centre, post office, doctors, and school, this charming property combines rustic charm with practical modern living in a central Norfolk setting.

The home sits proudly off a shared driveway with ample rear parking for 2–3 vehicles, a single garage, and extra garden space that offers scope for expansion or transformation into a lush outdoor retreat. The raised decking area enjoys all day sunshine—making it the perfect spot to unwind with a book or entertain friends.

Inside, you'll be wowed by the stunning kitchen/breakfast room featuring reclaimed timber cabinetry, copper accents, under-cabinet and plinth lighting, and sleek grey porcelain flooring. There's even room for an American-style fridge freezer and a wine cooler!

The spacious lounge/bar/games room showcases exposed beams, a feature fireplace with wood burner, and enough space for a pool table—yes, really. Perfect for entertaining or just relaxing in style.

The versatile dining room, currently used as an office, features parquet flooring and soft lighting—ideal for dinner parties or focused work-from-home days. Original features like an old (non-working) range add historic charm.

Upstairs, you'll find three well-sized double bedrooms with vaulted ceilings, exposed beams, and reclaimed timber touches throughout. The luxurious bathroom includes a jacuzzi bath, large rainfall shower, and generous vanity storage.

Both the master and second bedrooms are spacious and filled with natural light, with the master boasting a lovely cast iron fireplace and views over the rear garden.

Local Authority
Breckland

Council Tax Band D

EPC Rating E



Contact

01603 964777

enquiries@attikccc.co.uk

www.attikccc.co.uk

