

6 Acorn Close  
Shipdham  
Thetford  
IP25 7FE



**ATTIK**  
CITY | COUNTRY | COAST





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# 6 Acorn Close

## Asking Price £450,000

### **The spacious and private, executive/family home...**

Tucked away in a quiet, leafy cul-de-sac in the charming village of Shipham, 6 Acorn Close presents an exceptional opportunity to enjoy peaceful village life right in the very heart of Norfolk. Set well back from the road behind a generous gravelled driveway with space for multiple vehicles and a detached double garage, this handsome modern home enjoys both privacy and space in equal measure.

From the moment you step inside, it's clear this is a home designed with both comfort and style in mind, plus energy-saving touches including solar PV panels. The entrance hall is wide and welcoming, giving access to a thoughtfully laid-out ground floor that includes a cosy yet spacious lounge with herringbone-effect flooring and French doors opening onto a sun-drenched patio. A generous dining room and a superb kitchen/breakfast room—with sleek blue cabinetry, resin stone worktops, and integrated appliances—make the home as practical as it is elegant. A dedicated study or fifth bedroom, utility room, cloakroom and large under-stair cupboard round out the downstairs accommodation.

Upstairs, four bright and well-proportioned bedrooms await, three doubles and a single, with the principal suite enjoying a luxurious ensuite shower room and delightful garden views. Even the smallest bedroom easily accommodates a single bed and furnishings, offering flexibility for family life or guests. The family bathroom is smartly appointed, with both a bath and a separate shower enclosure.

Outside, the garden wraps around the property, landscaped for both form and function. Mature trees and ornamental borders give a sense of established tranquility, while a greenhouse, vegetable beds, and multiple seating areas make this a haven for keen gardeners and those who simply enjoy alfresco living. At different times throughout the day, each area of the garden enjoys the direct sunlight, whilst other corners offer a shaded escape, making it an ideal setting for entertaining or relaxing through the year.

Shipham itself offers the best of village life—with a primary school, doctor's surgery, village green, and local amenities all within a short walk. Nestled between the market towns of Dereham and Watton, you're never far from a broader range of shops, eateries and services, while excellent road links place the stunning Norfolk coast and the cathedral city of Norwich within easy reach for weekend adventures or commuting.

In short, 6 Acorn Close is a beautifully presented, deceptively spacious home in a superb village location—offering the perfect blend of rural calm and modern convenience, right in the beating heart of Norfolk.

### **Agents notes...**

A pre-recorded walkaround tour is available for this property



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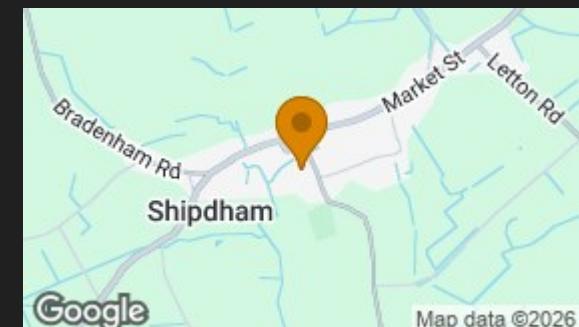
Local Authority  
Breckland

Council Tax Band  
E

Directions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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