

Bixley
Cottage Pound
Green Lane
Shipdham



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Bixley Cottage Pound Green Lane

Offers In Excess Of £325,000

The very spacious five bedroom cottage...

Introducing Bixley Cottage Shipdham, a spacious extended semi-detached cottage in the heart of Norfolk. This charming property boasts two off-road parking spaces, a generous single garage/workshop, and a large lawned rear garden featuring two sheds, one with an integrated chicken coop and a chicken/dog run.

As you enter through the porch, you're greeted by a sizeable living room measuring over 25m². The room features a large square bay window at the front, a cosy wood burner, and stairs leading to the first floor. The ground floor offers bamboo-engineered wood flooring throughout the living accommodation. Through the French doors, you'll find the equally spacious kitchen/breakfast/dining room at the rear. The kitchen showcases a contemporary real wood shaker style design, complete with integrated double oven, 5-ring induction hob, and extractor hood. There's ample space for appliances, a convenient breakfast bar, and a door that opens to the rear garden. The dining area comfortably accommodates a good-sized table, while a door leads to the spacious wet room. The wet room features beautiful large-format porcelain tiles on the floor and walls, a thermostatic rainfall shower, glass shower screen, vanity basin, and WC.

Moving upstairs, the landing leads to four well-proportioned bedrooms on the first floor. Additionally, there is a recently installed bathroom, exuding elegance with an extra-wide P-shaped bath, thermostatic rainfall shower, glass shower screen, vanity basin, and WC. A set of stairs from the landing takes you to the second floor where you'll discover a versatile space that can be used as a bedroom, study, or games room. This room benefits from a Velux window and offers great views over the rooftops.

The garage is extra wide and extra long, with double timber doors, currently used for storage, could be incorporated into the house, or a great workshop/home office, stpp.

Located in Shipdham, this property enjoys a central position within Norfolk. Within walking distance, you'll find a range of amenities including a primary school, a park, a church, shops, a post office, and a doctor's surgery. For additional amenities such as schools for all ages and supermarkets, the towns of Dereham and Watton are just five miles away. With Norwich only 30 minutes away and the picturesque Norfolk coastline reachable within a 40 to 60-minute drive, Bixley Cottage is perfectly situated for a convenient and fulfilling lifestyle.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band C

Local Authority
Breckland

Council Tax Band C

EPC Rating C



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TOTAL FLOOR AREA: 1833 sq. ft. (170.3 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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