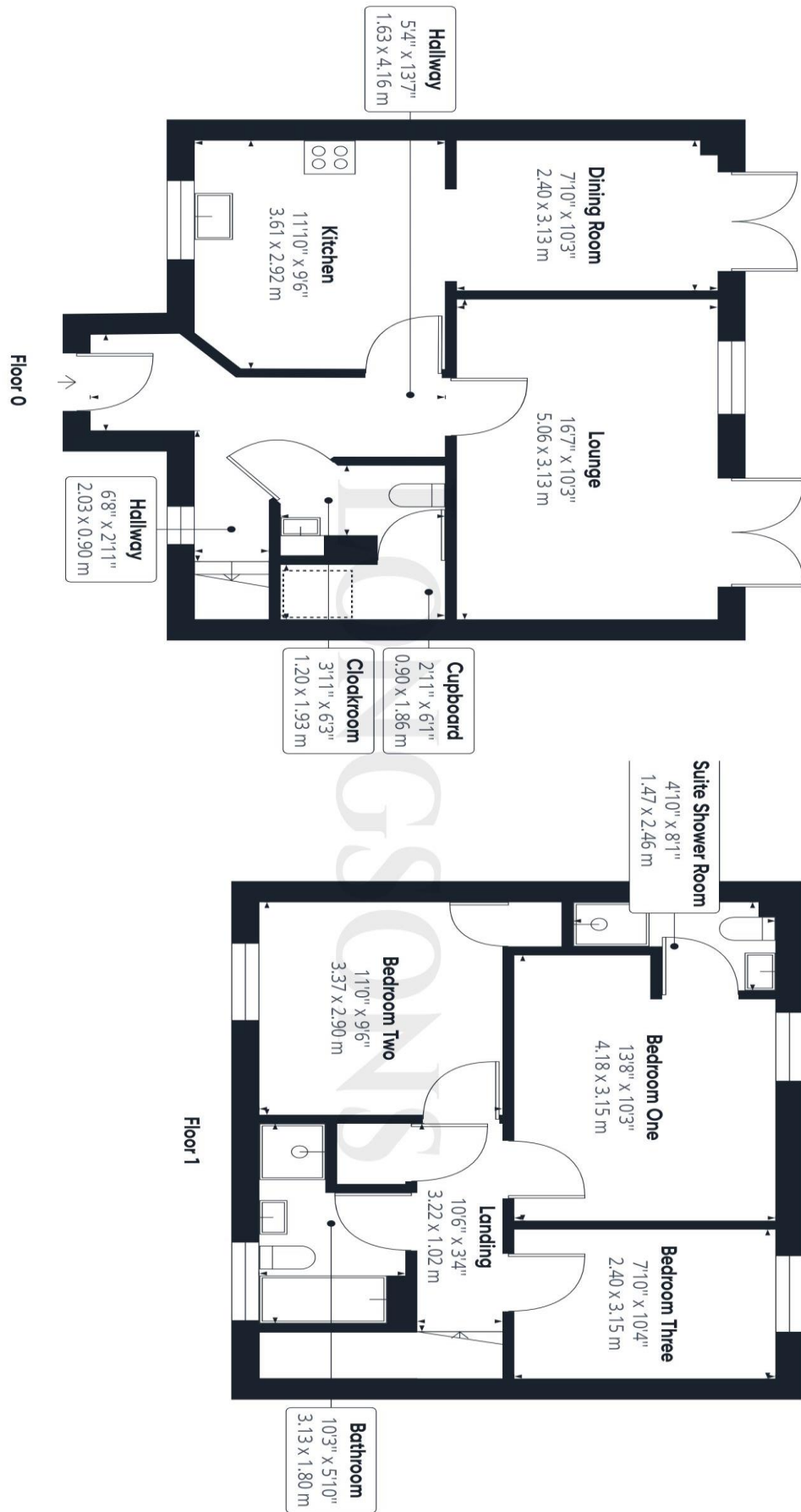




Oak Meadow, Shipdham, Thetford, IP25 7FD

Superb, modern, extremely well presented detached three bedroom house situated in the well serviced popular village of Shipdham. This fantastic property was built by Abel Homes and amongst many things offers en-suite shower room, two reception rooms, triple glazing, PV panels, garage and parking.

Offers in Excess of £300,000 Freehold





En-Suite Shower Room

Shower cubicle, wash basin, WC, towel radiator, obscure glass triple glazed window to side, wood effect LVT to floor.

Bedroom Two

11'0" (3.35m) x 9'6" (2.9m)

Built in storage cupboard, UPVC triple glazed window to front, radiator.

Bedroom Three

10'4" (3.15m) x 7'10" (2.39m)

UPVC triple glazed window to rear, radiator.

Bathroom

Four piece bathroom suite comprising panelled bath with mixer tap and handheld shower attachment, shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC triple glazed window to front, extractor fan, wood effect LVT to floor.

Garage

Electric remote control motorised up and over main door to front, entrance door opening to rear garden, electric power and lights.

Outside Front

Front garden laid to low maintenance pebbles, outside lights.

Rear Garden

Low maintenance enclosed rear garden laid to artificial lawn, paved patio seating area, wooden summer house, outside tap, external power sockets, outside light, gated access to rear and parking space, wooden fence to perimeter.

Agent's Note

EPC rating 88B (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Cloakroom
- En-Suite
- Garage and Parking
- Solar PV Panels
- Gardens

Situated in the popular well serviced village of Shipdham, Longsons are delighted to bring to the market this superb, extremely well presented detached three bedroom house. This fantastic property was built to a high level of energy efficiency by much respected local builder Abel Homes and amongst many things offers two reception rooms, en-suite shower room, integrated appliances to kitchen, four piece bathroom suite, triple glazed windows, garage, 'A' rated energy efficiency with solar PV solar panels helping with those utility bills, highly insulated walls and floors, parking and gas central heating.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, en-suite to bedroom one, bathroom, garage, gardens, gas central heating and triple glazed windows.

WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles. The well-served market town of Watton is in the district of Breckland, just less than 25 miles

from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall

Composite entrance door to front, stairs to first floor, ceramic tiles to floor. UPVC triple glazed window to front, ceramic tiles to floor, radiator.

Lounge

16'7" (5.05m) x 10'3" (3.12m)

UPVC triple glazed French doors opening to rear garden, UPVC triple glazed window to rear, modern wall

mounted electric fire, wood effect LVT to floor, two radiators.

Kitchen

11'10" (3.61m) x 9'6" (2.9m)

Fitted kitchen units to walls and floor complemented by a roll edge worktop, enamel sink unit with mixer tap and drainer, integrated fridge/freezer, integrated Bosch electric oven and gas hob with extractor hood over, integrated Bosch dishwasher, space and plumbing for washing machine, ceramic tiles to floor.

Dining Room

10'3" (3.12m) x 7'10" (2.39m)

UPVC triple glazed French doors opening to rear garden, ceramic tiles to floor, radiator.

Cloakroom

Wash basin, WC, built-in under stairs storage cupboard, tiled splashback, extractor fan, ceramic tiles to floor, radiator.

Stairs and Landing

Loft access, radiator.

Bedroom One

13'8" (4.17m) x 10'3" (3.12m)

UPVC triple glazed window to rear, radiator, door leading to en-suite shower room.

