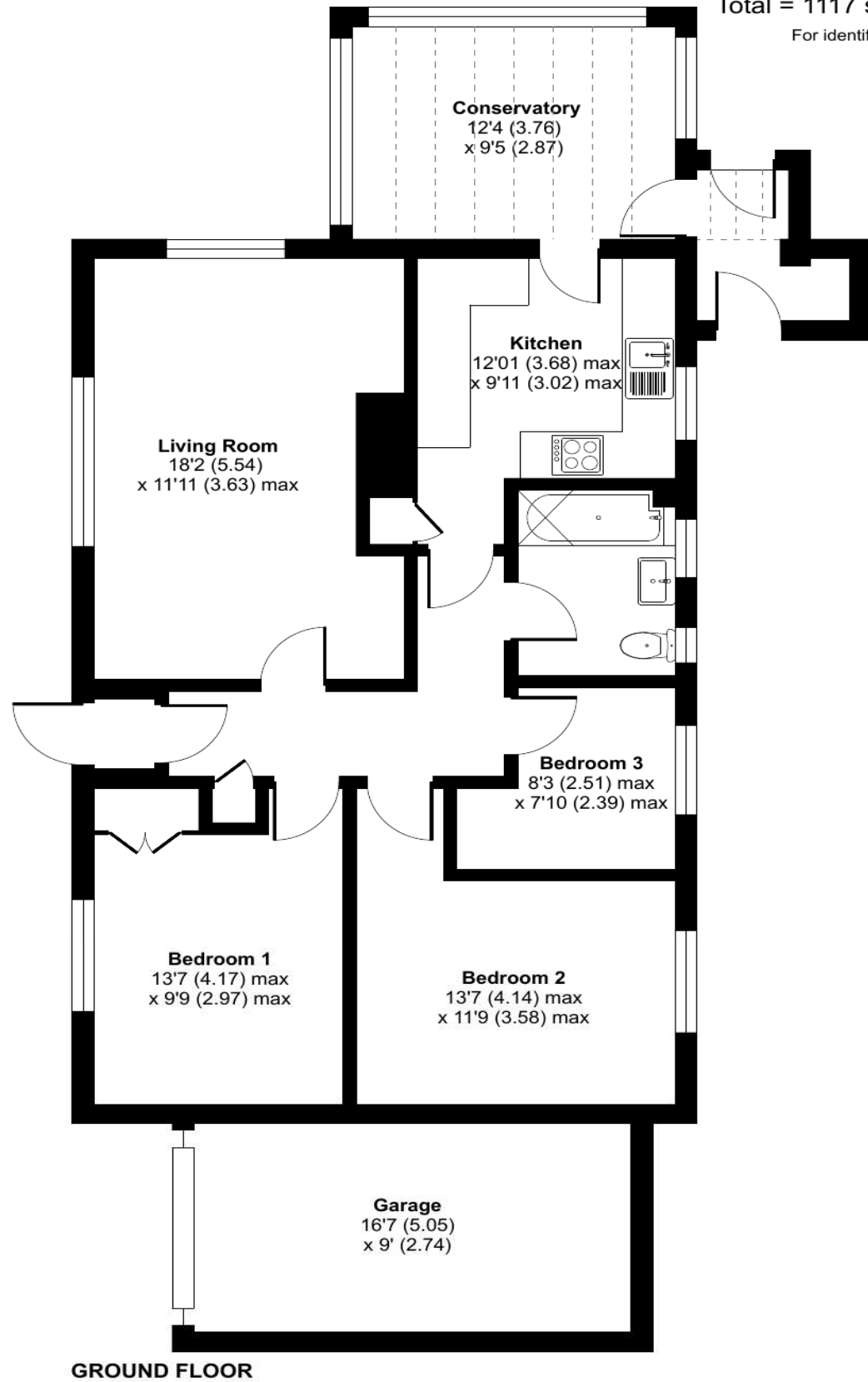


# Eastgate, Shipdham, Thetford, IP25

Approximate Area = 967 sq ft / 89.8 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1117 sq ft / 103.7 sq m  
For identification only - Not to scale



## Eastgate, Shipdham, Thetford, IP25 7NB

**CHAIN FREE!**

Detached three bedroom bungalow situated in the popular well serviced village of Shipdham. The property benefits include conservatory, garage, parking, gas central heating and UPVC double glazing. Viewing is highly recommended.

**Guide Price £270,000-£280,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1124720



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walls, two UPVC double glazed windows to rear aspect, radiator, extractor fan.

**Garage**  
**16'7" (5.05m) x 9'0" (2.74m)**

Main up and over door to front aspect, entrance door opening to rear garden, electric light.

**Outside Front & Side**

Wrap around garden to front and side laid to lawn, driveway providing off road parking, shrubs and plants to beds and borders, outside light, wooden fence to perimeter, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

**Agents Note**

EPC rating D59 (Full copy available on request)  
 Council tax band C (Own enquiries should be made via Breckland District Council)

- Detached Bungalow
- Three Bedrooms
- CHAIN FREE!!
- Popular Well Serviced Village
- Conservatory
- Garage + Parking
- Gardens
- Gas Central Heating
- UPVC Double Glazing

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.

**CHAIN FREE!!** Situated in the popular well serviced village of Shipdham, Longsons are delighted to bring to the market this three bedroom detached bungalow. The property benefits include conservatory, gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance porch, entrance hall, lounge, kitchen, conservatory, side lobby, three bedrooms, bathroom, gardens, garage, parking, gas central heating and UPVC double glazing.

**SHIPDHAM**

Situated approximately midway between the towns of Dereham and Watton, Shipdham is a large village with a good selection of amenities including - shops, post office, pub, doctors surgery and primary school. A regular bus service is available to Dereham and Watton and the City of Norwich is approximately a 35 minute drive away.

**Entrance Porch**

UPVC double glazed entrance door to front aspect.

**Entrance Hall**

Loft access, radiator.

**Living Room**

**18'2" (5.54m) x 11'11" (3.63m) Max**

Feature stone fireplace with inset real flame gas fire, UPVC double glazed windows to front and side aspects, two radiators.

**Kitchen**

**12'1" (3.68m) Max x 9'11" (3.02m) Max**

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, space and plumbing for washing machine, built in cupboard housing modern gas central heating boiler, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect, radiator.

**Conservatory**

**12'4" (3.76m) x 9'5" (2.87m)**

Double glazed conservatory with windows to front, rear and side, radiator providing all year round usage, electric lighting and power.

**Side Lobby**

Entrance door to front aspect, entrance door to rear aspect, electric power socket.

**Bedroom One**

**13'7" (4.14m) x 9'9" (2.97m)**

UPVC double glazed window to front aspect, built in wardrobe, radiator.

**Bedroom Two**

**13'7" (4.14m) x 11'9" (3.58m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Three**

**8'3" (2.51m) x 7'10" (2.39m)**

UPVC double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising bath with shower over, wash basin, WC, fully tiled

