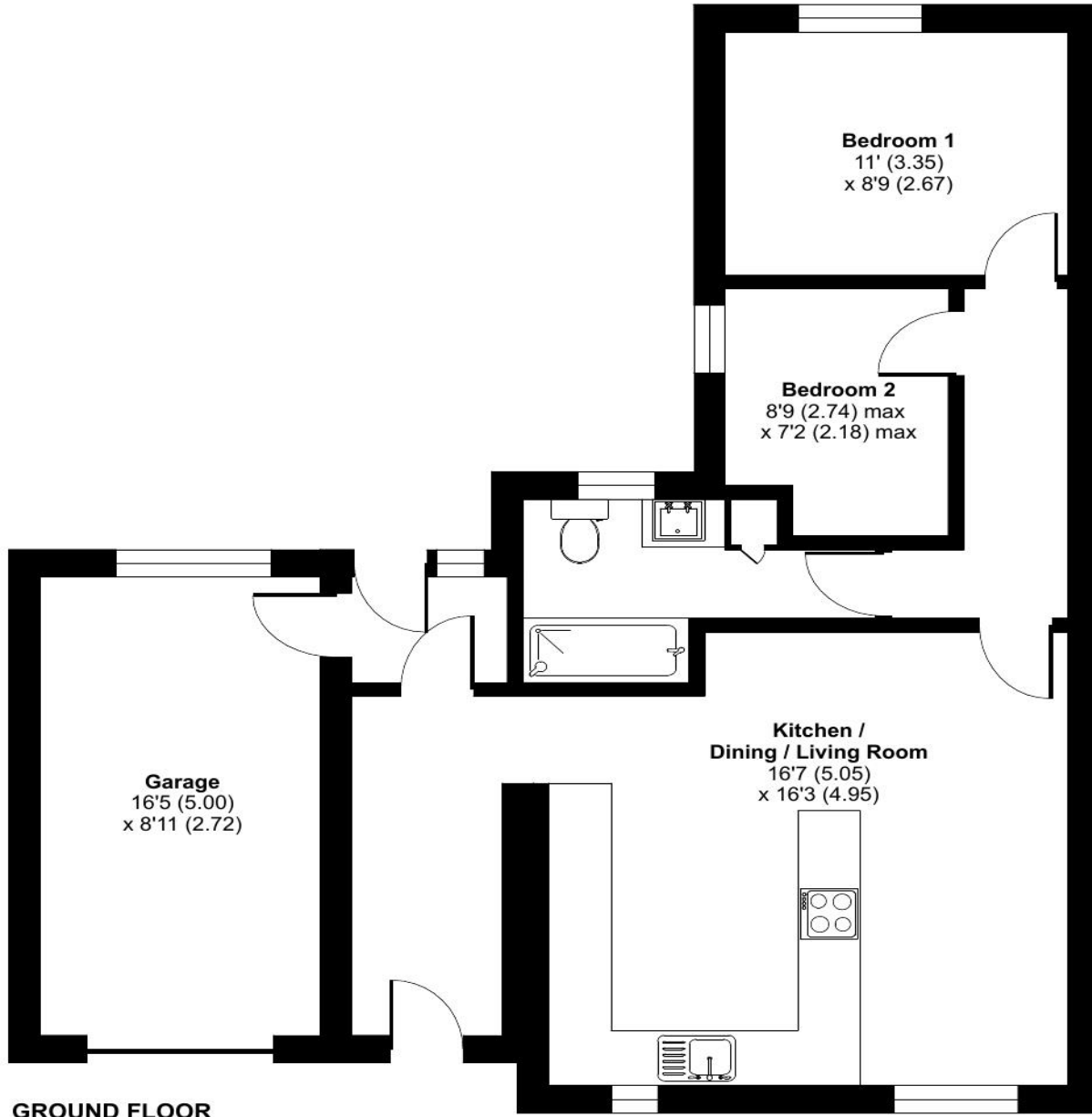


# Parklands Avenue, Shipdham, Thetford, IP25

Approximate Area = 650 sq ft / 60.4 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 800 sq ft / 74.3 sq m  
For identification only - Not to scale



GROUND FLOOR



## Parklands Avenue, Shipdham, Thetford, IP25 7PZ

CHAIN FREE!

Extremely well presented, fully modernised, semi detached bungalow situated in the popular well serviced village of Shipdham. This fantastic property has much to offer and includes modern kitchen with integrated appliances, modern bathroom, garage, gardens, parking.

**Guide Price £200,000-£210,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Longsons. REF: 1151356





**Garage**  
**16'5" (5m) x 8'11" (2.72m)**

Main up and over door to front, wall mounted gas central heating boiler, UPVC double glazed window to rear aspect, electric lights and power.

**Outside Front**

Garden laid to lawn, shrubs to borders, driveway providing off road parking, outside lights.

**Rear Garden**

Rear garden laid to lawn, paved patio seating area, outside tap, outside lights, wooden fence and hedge to perimeter.

**Agent`s Notes**

EPC rating D68 (Full copy available on request)

Council tax band A (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.

- Semi-Detached Bungalow
- Two Bedrooms
- Fully Modernised
- Village Location
- Open Plan Living
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing

Situated in the popular well serviced village of Shipdham, Longsons are delighted to bring to the market this extremely well presented, fully modernised to a high standard throughout, semi detached two bedroom bungalow.

This superb property has much to offer and includes modern replacement kitchen with integrated appliances including coffee machine, modern bathroom suite, garage, gardens, parking, gas central heating and UPVC double glazing.

Available CHAIN FREE!

Viewing highly recommended to fully appreciate all on offer!

Briefly, the property offers entrance hall, open plan kitchen/dining/living area, inner hall, two bedrooms, bathroom, rear lobby, garage, gardens, 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 Hall**

UPVC double glazed entrance door and window to front aspect, radiator.

**Kitchen/Dining/Living Room**  
**16'7" (5.05m) x 16'3" (4.95m)**

Modern fitted kitchen units to walls and floor complemented by a work surface over with stainless steel sink unit with mixer tap and drainer, breakfast bar, range of integrated Neff appliances including bean to cup coffee machine, double oven, microwave, electric plate warmer and ceramic hob, integrated dishwasher, space for under counter fridge and freezer, UPVC double glazed window to front aspect, radiator.

**Inner Hall**

Lot access.

**Bedroom One**  
**11'0" (3.35m) x 8'9" (2.67m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Two**  
**8'9" (2.67m) x 7'2" (2.18m)**

UPVC double glazed window to side aspect, radiator.

**Bathroom**

Modern bathroom suite comprising bath with shower over and shower curtain, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to rear aspect, extractor fan, fitted storage unit.

**Rear Lobby**

UPVC double glazed entrance door to rear garden, entrance door to garage.

