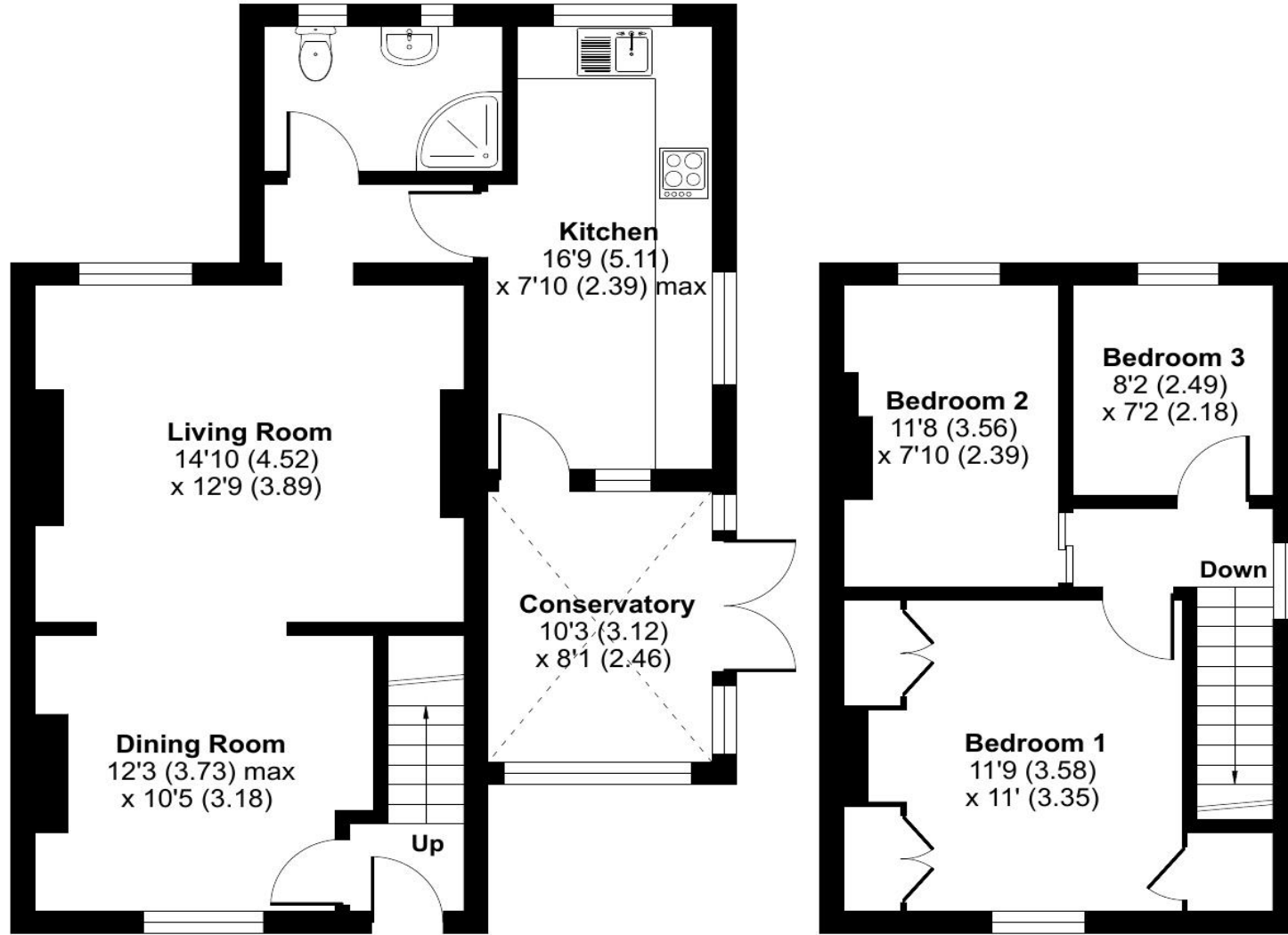


Chapel Street, Shipdham, Thetford, IP25

Approximate Area = 1027 sq ft / 95.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Chapel Street, Shipdham, Thetford, IP25 7LB

Located in the heart of the popular village of Shipdham this three bedroom semi-detached house offers potential to extend at rear and side (subject to planning) with two reception rooms, conservatory, large rear garden with summer house, ample off-road parking and carport.

Guide Price £220,000 - £230,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1164203



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Bedroom Two
11'8" (3.56m) x 7'10" (2.39m)

UPVC double glaze window to rear, radiator.

Bedroom Three
8'2" (2.49m) x 7'2" (2.18m)

UPVC double glaze window to rear, radiator.

Outside Front

Driveway laid to gravel and brickweave providing parking for several vehicles, hedge and wooden fence to perimeter, gated access to side carport and rear garden.

Rear Garden

Fully enclosed rear garden mainly laid to lawn, wooden fence to side perimeters, established shrubs and trees to beds and borders and rear perimeter, area laid to shingle, area laid to paving slabs with two sheds, brickweave path leading to a summerhouse.

Agent's Notes

EPC rating D65 (Full copy available on request)
 Council tax band B (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 House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D65
- Conservatory
- Parking, Carport and Garden
- UPVC Double Glazing
- Gas Central Heating
- Potential to Extend at Rear and Side (Subject to Planning)

Conveniently situated in the heart of the popular village of Shipdham, Longsons are delighted to bring to the market this three bedroom semi-detached house. The property offers loads of potential inside and out with options to extend to the rear and side (subject to planning) with two reception rooms, conservatory, parking for several vehicles including a carport, large enclosed rear garden with summer house, UPVC double glazing and gas central heating.

Briefly the property offers entrance hall, dining room, living room, shower room, kitchen, conservatory, three bedrooms, garden with summer house, ample parking, UPVC double glazing and gas central heating.

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, radiator.

Dining Room
12'3" (3.73m) x 10'5" (3.18m)

Feature fireplace (currently not in use) UPVC double glazed window to front, alcove storage, radiator, archway to living room.

Living Room
14'10" (4.52m) x 12'9" (3.89m)

Alcove storage cupboard housing hot water cylinder, gas fire with back boiler for the central heating, UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle with electric power shower, wash basin, WC, UPVC obscure glass double glaze windows to rear, radiator.

Inner Hallway

Radiator.

Kitchen

16'9" (5.11m) x 7'10" (2.39m) Max
 Range of fitted units to walls and floor complimented by a work surface over, stainless steel sink with hot and cold taps and drainer, integrated electric oven, electric hob with electric hood over, space for undercounter fridge and freezer, space and plumbing for washing machine, UPVC double glaze window to rear, radiator.

Conservatory

10'3" (3.12m) x 8'1" (2.46m)
 UPVC double glazed conservatory, lights and power.

Stairs and Landing

Loft access, UPVC obscure glass double glazed window to side.

Bedroom One

11'9" (3.58m) x 11'0" (3.35m)
 Fitted wardrobes, alcove space for further storage, UPVC double glazed window to front, radiator.

