



**Acorn Close, Shipdham, Thetford, IP25 7FE**



**welcome to**

**Acorn Close, Shipdham, Thetford**

An immaculate 4 bedroom detached family-sized house, built by the highly reputable Abel Homes and occupying a prominent corner plot within a desirable development. The energy efficient home offers 2 reception rooms, kitchen/dining room, separate utility, landscaped garden, ample parking & garage!



## Description

Step inside this contemporary style 4 bedroom detached house, occupying a lovely corner plot within this executive Abel built development in Shipdham. The modern home is presented in excellent decorative order throughout and is located within easy reach of local amenities.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall, cloakroom w.c, 17' dual aspect lounge, versatile snug which can be used as a home office, fully fitted kitchen/dining room with integrated appliances and separate utility room with personal door access to the integral garage. This is complemented on the first floor by the master bedroom with en suite shower room, three further great sized bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows throughout and solar Pv. Externally, there is a shingle driveway which offers ample off-road parking and access to the integral garage, together with a privately enclosed, landscaped rear garden which creates the perfect space for outdoor activities and entertaining the whole family.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Welcoming space with tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to the lounge and kitchen/dining room, with further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring and radiator.

### Lounge

17' 5" x 17' 4" ( 5.31m x 5.28m )

Dual aspect room with fitted carpet flooring, two radiators, double glazed windows to front and side aspects and door opening to;

### Snug

12' 6" x 9' 3" ( 3.81m x 2.82m )

With fitted carpet flooring, radiator and double glazed window to side aspect.

### Kitchen/Dining Room

17' 4" x 9' 5" ( 5.28m x 2.87m )

A matching range of wall and floor mounted units with complementary rolled edge work surfaces and upstands over, inset 1.5 bowl sink and drainer with mixer tap, built-in electric oven, inset gas hob with concealed extractor over, integrated dishwasher and fridge freezer, under-cabinet lighting, inset ceiling spotlights, tiled flooring, plinth heater, radiator, dual aspect double glazed windows to front and side aspects, French doors opening to the garden and further door opening to;

### Utility Room

9' 3" x 6' 3" ( 2.82m x 1.91m )

A matching range of wall and floor mounted units with complementary rolled edge work surfaces and upstands over, inset stainless steel sink with mixer tap, space for washing machine, cupboard housing boiler, inset ceiling spotlights, tiled flooring, radiator, double glazed window to side aspect and personal door access to the integral garage.

### First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator and doors opening to all bedrooms and bathroom.

### Master Bedroom

15' 2" x 9' 9" ( 4.62m x 2.97m )

Principal bedroom with fitted carpet flooring, radiator, double glazed window to side aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

### Bedroom Two

13' 2" x 8' 4" ( 4.01m x 2.54m )

Dual aspect room with fitted carpet flooring, built-in wardrobes, radiator and double glazed windows to front and side aspects.

### Bedroom Three

11' 4" x 9' 8" ( 3.45m x 2.95m )

Dual aspect room with fitted carpet flooring, radiator and double glazed windows to front and side aspects.

### Bedroom Four

9' 1" x 8' 4" ( 2.77m x 2.54m )

With fitted carpet flooring, radiator and double glazed window to side aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

### Outside

To the front of the property, there is a well-stocked, decorative garden with pathways leading to the main entrance and side gate. The remainder of the garden is laid to well-tended lawn which further adds natural greenery to the frontage. A shared driveway provides access to the properties own shingle driveway which offers generous off-road parking space and access to the integral garage.

Stepping out to the rear, the landscaped garden is laid predominantly to sprawling lawn with a charming patio area, ideal for alfresco dining and outside entertaining throughout the warmer months of the year. The well-proportioned garden is enclosed by timber fencing alongside mature shrubberies which offer privacy to the home. Within the grounds are attractive plant borders and a convenient timber storage shed.

### Integral Garage

18' x 9' 1" ( 5.49m x 2.77m )

With power lighting, personal door access from the garden, further door from the utility room and electric roller door to front.



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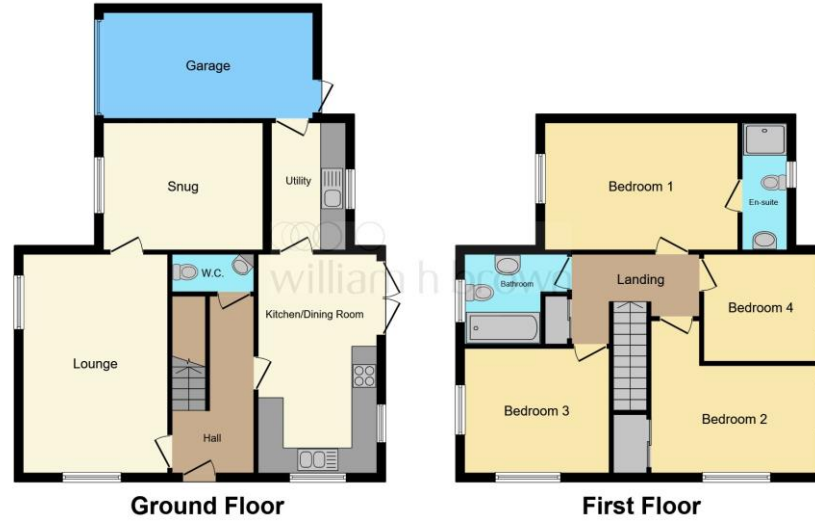
## Acorn Close, Shipdham, Thetford

- Energy Efficient 4 Bedroom Detached House
- Fitted Kitchen/Dining Room With Integrated Appliances
- Cloakroom, En Suite And Family Bathroom
- Gas Fired Central Heating, Double Glazed Windows And Solar Pv
- Generously-Proportioned, Landscaped Garden
- Ample Off-Road Parking And Integral Garage
- Sought-After Village Development

Tenure: Freehold EPC Rating: B

guide price

**£375,000 - £400,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM116707 - 0004

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