



**Pound Green Lane, Shipdham, Thetford, IP25 7LS**

*welcome to*

**Pound Green Lane, Shipdham, Thetford**

A deceptively spacious cottage, offering charming character features throughout and offered for sale with no onward chain. Offering a prominent position within the popular village of Shipdham, the delightful home boasts 2 double bedrooms, 2 reception rooms, gardens, parking & more!!



## Description

We are delighted to present to the market this characterful 2 double bedroom cottage, located within the well-served mid-Norfolk village of Shipdham. The home is offered for sale with no onward chain and offers scope to further modernise and enhance.

Briefly, the spacious internal ground floor accommodation comprises; entrance hall, cloakroom w.c, kitchen/dining room with space for appliances, separate utility/rear porch, cosy lounge with characterful features, porch and dual aspect dining room with further character features. This is complemented on the first floor by two great sized bedrooms with feature fireplaces and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows. Outside, the property offers private ample off-road parking and access to the garage, together with a low maintenance rear garden with space for outside entertaining.

An internal inspection is essential to fully appreciate the accommodation and location offered by this property!

## The Accommodation

Double glazed external entrance doors opening to the porch and entrance hallway.

### Entrance Hall

With tiled flooring leading to fitted carpet, built-in storage cupboard, radiator, double glazed window to side aspect, door opening to kitchen/breakfast room, lounge and further door opening to;

### Cloakroom

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

### Kitchen/Breakfast Room

14' 2" x 12' 5" ( 4.32m x 3.78m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 sink with mixer tap, tiled splashbacks, space for electric cooker, space for fridge freezer, space for dishwasher, tiled effect flooring, space for dining table, radiator, double glazed window to side aspect and door opening to;



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## Utility Room/Rear Porch

6' 3" x 5' 7" ( 1.91m x 1.70m )

Fitted base unit with complementary rolled edge work surfaces over, space for washing machine and tumble dryer, wood effect flooring, double glazed windows surrounding and double glazed door opening to the garden.

## Lounge

12' 1" x 11' 4" ( 3.68m x 3.45m )

With fitted carpet flooring, central fireplace with exposed brick surround and brick hearth, built-in storage, exposed wooden beams, radiator, door opening to stairs which rise to first floor landing, double glazed window to front aspect and further door opening to;

## Porch

Double glazed external door to front aspect, fitted carpet flooring and door opening to;

## Dining Room

11' 3" x 10' 5" ( 3.43m x 3.17m )

Dual aspect room with fitted carpet flooring, central fireplace with exposed brick surround and tiled hearth, built-in storage, exposed wooden beams, radiator and double glazed windows to front and side aspects.

## First Floor Landing

With fitted carpet flooring, loft access and doors opening to both bedrooms and bathroom.

## Bedroom One

12' 3" x 12' 2" ( 3.73m x 3.71m )

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

## Bedroom Two

11' 1" x 10' 8" ( 3.38m x 3.25m )

With tiled flooring, feature fireplace with tiled hearth, airing cupboard housing hot water tank, radiator and double glazed window to front aspect.

## Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, exposed wooden beams, radiator and double glazed obscure glass window to side aspect.

## Outside

To the front of the property, gated access leads to the shingle driveway, providing ample off-road parking for several cars. The remainder of the front is laid to well-tended lawn with mature hedging enclosing the home and a variety of attractive plant borders. Paved pathways lead to the front porch, entrance hall and side gate.

The low maintenance rear garden is laid predominantly to patio and shingle, providing the perfect space for outside entertaining and dining throughout the warmer months of the year. Numerous plant beds offer a touch of greenery to the rear and timber fencing encloses the property. A handy shed can be found for convenient storage space.

## Garage

Personal door access to side and double doors opening to the front.

## Location

Shipdham is a well-served village, located between the market towns of Dereham and Watton and is approximately 22 miles to the centre of Norwich. The village boasts extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a public house and an attractive church. There is also a regular bus service to both Dereham and Norwich, where further amenities and facilities can be found.

welcome to

## Pound Green Lane, Shipdham, Thetford

- NO ONWARD CHAIN
- Characterful 2 Double Bedroom Cottage
- 2 Reception Rooms With Charming Features
- Cloakroom W.C And Family Bathroom
- Versatile Home Offering Great Potential
- Enclosed, Low Maintenance Rear Garden
- Ample Off-Road Parking And Timber Garage
- Non-Estate, Village Location

Tenure: Freehold EPC Rating: D

# £250,000



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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