



Chapel Street, Shipdham, Thetford, IP25 7LB

welcome to

Chapel Street, Shipdham, Thetford

>> Large Plot, Popular Village Location! A characterful 3 bedroom cottage occupying a non-estate position in Shipdham. The versatile home offers multiple reception rooms, ground floor shower room, ample storage space, generously-proportioned garden & ample off-road parking!



Description

Situated in the popular Norfolk village of Shipdham is this spacious character cottage with generous gardens and off road parking. The accommodation is perfect for the prospective purchaser to acquire a family home with ample character features throughout.

To the ground floor there is an entrance hall, shower room, spacious kitchen dining area with a central island perfect for entertaining, a dining area with log burner - perfect for the colder months, lounge with fireplace, further reception space with stairs rising to first floor landing, study - with ground floor bedroom potential. This is complemented on the first floor by three generous bedrooms with wardrobes and family four piece bathroom suite.

To the outside of the property there is a generous garden mainly laid with lawn and a variety of mature shrubs and trees, a patio seating area perfect for dining and al fresco dining. An outside workshop area with power and lighting which suits people working from home. To the front of the property there is ample off road parking with a five bar gate leading to the rear aspect.

Appealing to an assortment of buyers and providing further potential to make your own, viewings are essential!

The Accommodation

External double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, radiator, external double glazed door opening to the rear garden, door opening to dining room and further door opening to;

Shower Room

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

Dining Room

13' 5" x 11' 1" (4.09m x 3.38m)

With wood effect flooring, central log burner with tiled hearth and brick surround, inset ceiling spotlights, radiator, double glazed window to front aspect, opening to reception space and door opening to;

Lounge

13' 3" x 11' 1" (4.04m x 3.38m)

With fitted carpet flooring, central open fireplace, exposed wooden beams, inset ceiling spotlights, built-in storage cupboard, radiator and double glazed window to front aspect.

Reception Space

10' 4" x 7' 4" (3.15m x 2.24m)

Wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, exposed wooden beams, radiator, double doors opening to kitchen and further door opening to;

Study

13' 1" x 7' 4" (3.99m x 2.24m)

With solid floor, exposed wooden beams, inset ceiling spotlights, radiator and double glazed window to rear aspect.

Kitchen/Dining Room

18' 1" x 13' (5.51m x 3.96m)

A range of base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, space for double cooker with exposed brick frame, space for American fridge freezer, space for washing machine, solid flooring, exposed wooden beams, inset ceiling spotlights, two radiators, Velux windows and double glazed bi-fold doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, built-in storage cupboard and doors opening to all bedrooms and family bathroom.

Bedroom One

12' x 11' 2" (3.66m x 3.40m)

With fitted carpet flooring, feature fireplace, built-in wardrobe, inset ceiling spotlights, radiator and double glazed window to front aspect.

Bedroom Two

11' 6" x 7' 4" (3.51m x 2.24m)

With fitted carpet flooring, built-in wardrobes, inset ceiling spotlights, radiator and double glazed window to front aspect.

Bedroom Three

10' 6" x 7' 3" (3.20m x 2.21m)

With wooden flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash basin, panelled bath, tiled splashbacks, walk-in shower cubicle, wooden flooring, heated towel rail, airing cupboard housing hot water tank and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, a large shingle driveway provides ample off-road parking for several vehicles. Mature shrubbery screens the property from the road and a five-bar gate opens to the rear garden.

The large garden is expansively laid to well-tended lawn stretching as far as 0.26 acres (stms), together with a paved patio seating area offers the perfect space for outside entertaining with family and friends during the warmer months of the year. Within the grounds are a selection of mature trees which add privacy to the home, together with timber fencing securing the property boundaries.

Outbuilding

Versatile space with power, lighting, double glazed window and double doors providing entry.

Location

Shipdham is a large village situated about 5 miles equidistant from the bustling market towns of Dereham and Watton. It has extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a public house and an attractive church. There are regular bus services to both Dereham and Watton.

directions to this property:

Upon entering Shipdham via Shipdham Road, proceed straight onto Market Street. As you proceed onto Chapel Street, the property will be situated on the right hand side.



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welcome to

Chapel Street, Shipdham, Thetford

- Character Cottage Set On A 0.26 Acre Plot (Stms)
- Three Bedrooms All With Built-In Storage
- Multiple Reception Rooms With Flexible Use
- Kitchen/Dining Room With Bi-Fold Doors And Velux Windows
- Shower Room & Four Piece Bathroom Suite
- Privately Enclosed, Spacious Rear Garden With Versatile Outbuilding
- Ample Off-Road Parking
- Non-Estate, Sought-After Position

Tenure: Freehold EPC Rating: D

£450,000



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:
DRM116658 - 0002

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