



**PORTFOLIO**  
from



william h brown

Market Street, Shipdham, IP25 7LZ

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*Sensational Plot! An individual 5 bedroom detached family home, offering a sought-after position within the village of Shipdham. This versatile property offers extensive living accommodation with 2 reception rooms, 2 en suites, a detached 2 storey annexe & ample off-road parking.*



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, double doors to lounge, door to kitchen and further door opening to;

### Dining Room

15'4 x 9'6

Wood effect flooring, radiator and double glazed window to front aspect.

### Lounge

22'11 x 13'7

Wood effect flooring, central log burner with brick hearth, two radiators, double glazed window to front aspect and sliding doors opening to the garden room.

### Kitchen/Breakfast Room

15'7 x 13'1

An extensive range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset 1.5 ceramic sink with mixer tap, tiled splashbacks, space for double cooker, extractor hood, integrated dishwasher, integrated fridge freezer, tiled flooring, plinth heater, under-cabinet lighting, inset ceiling



spotlights, under-cabinet lighting, double glazed window to side aspect and door opening to;

### Utility Room

10'8 x 8'11

A range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset ceramic sink and drainer with mixer tap, space for washing machine and tumble dryer, built-in storage cupboard, tiled flooring, radiator, double glazed window to rear aspect, double glazed external door opening to the side aspect and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

### Garden Room

18'4 x 18'1

Bright and airy space with tiled flooring, two radiators, Velux windows and bi-fold doors opening to the rear garden.

### First Floor Landing

Fitted carpet flooring, door opening to stairs rising to

second floor, built-in storage cupboard, radiator, doors opening to bedrooms and bathroom.

### **Bedroom Two**

*13'10 x 11'10*

Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

### **En Suite**

Three piece suite comprising low level w.c, pedestal hand wash basin, vanity mirror, corner shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to front aspect.

### **Bedroom Three**

*11'7 x 9'2*

Fitted carpet flooring, radiator and double glazed window to front aspect.

### **Bedroom Four**

*9'2 x 9'1*

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### **Bedroom Five**

*9'1 x 8'10*

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### **Family Bathroom**

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, corner shower cubicle, tiled walls, tiled flooring, shaver point, heated towel rail and double glazed obscure glass window to rear aspect.

### **Second Floor Landing**

Stairs rising to;

### **Master Bedroom**

*23'9 x 9'4*





Fitted carpet flooring, built-in wardrobes, eaves storage, inset ceiling spotlights, radiator, Velux windows, double glazed window to side aspect and door opening to;

### **En Suite**

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

### **Annexe Entrance Hall**

Double glazed external entrance door, stairs rising to first floor landing, door opening to lounge space and door opening to;

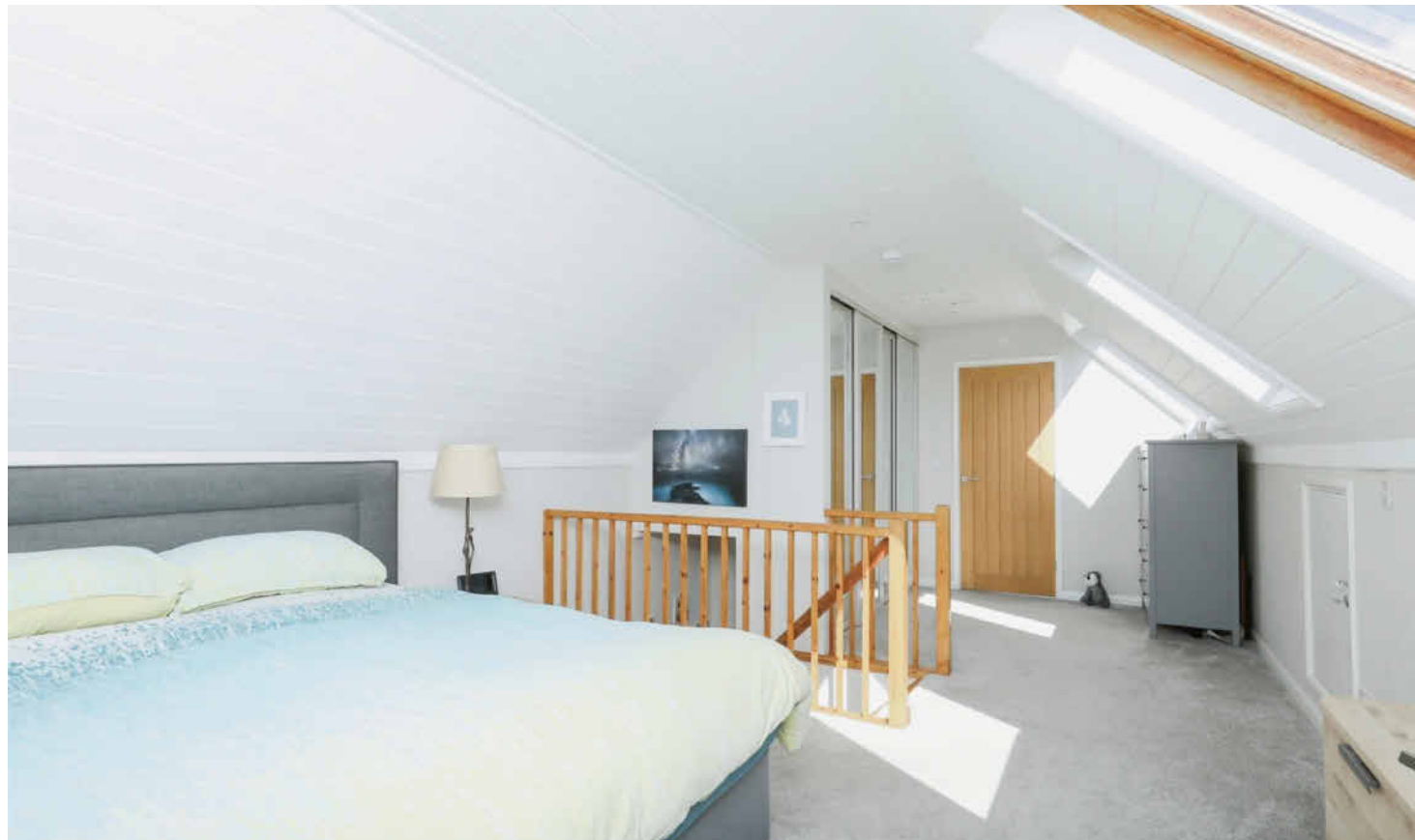
### **Cloakroom**

Two piece suite comprising low level w.c, hand wash basin, carpet flooring and double glazed window to rear aspect.

### **Lounge Space**

17'6 x 16'2

Fitted carpet flooring, radiator, dual aspect double glazed windows to front and side aspects, external entrance door to front aspect and door opening to;



### **Utility/Shower Room**

Fitted base unit with inset stainless steel sink and drainer, corner shower cubicle, tiled flooring and heated towel rail.

### **Bedroom**

17'6 x 9'10

Fitted carpet flooring, eaves storage, radiator, Velux windows and double glazed window to front aspect.

### **External**

The remarkable rear garden is a serene expanse of well-

manicured lawn, providing a perfect backdrop for outdoor activities and endless possibilities. Stepping out from the garden room, there is a charming patio area, designed for both casual gatherings and entertaining within the warmer months of the year. Enjoy alfresco dining below the pergola, looking over the far-reaching garden views. The property sits on an impressive 0.93 acre plot (stms) and offers a variety of plant beds and mature trees, together with several large storage sheds/garages, providing ample storage space and a functional chicken pen, thoughtfully designed.



welcome to

# Market Street, Shipdham, IP25 7LZ

Step inside this spacious 5 bedroom detached family-sized house, offering a fantastic non-estate position within the Norfolk village of Shipdham and boasting extensive off-road parking & sat on a 0.93 acre plot (stms)

Guide Price

**£550,000 - £600,000**

- Detached 2 Storey Annexe With Versatile Use
- Enhanced And Improved By Current Owners
- 2 Reception Rooms And 18' Garden Room
- Cloakroom, 2 En Suites And Family Bathroom

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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