



**Market Street, Shipdham, Thetford, IP25 7LY**

**welcome to**

**Market Street, Shipdham, Thetford**

A beautifully presented, charming cottage, boasting a variety of character features and occupying a non-estate position within this well-regarded village. This inviting property offers a cosy lounge, fitted kitchen with ample storage, modern shower room, enclosed rear garden & more!



## Description

Welcome to this delightful 2 double bedroom character cottage, located within the popular village setting of Shipdham. This charming home features original beams, ample storage space, and beautifully maintained period details throughout.

In brief, the internal accommodation comprises; welcoming lounge with space for wood burner, fitted kitchen with stairs rising to first floor landing, two double bedrooms and modern shower room. The cottage also boasts a private garden, ideal for outside entertainment.

With local amenities close by and offered for sale with NO ONWARD CHAIN, internal viewing is essential!

## The Accommodation

Double glazed external entrance door opening to;

### Lounge

13' 11" x 13' 8" ( 4.24m x 4.17m )

Tiled flooring, space for wood burner, exposed wooden beams, wall lights, two radiators, double glazed window to front aspect and door opening to;

### Kitchen

9' 10" x 9' 6" ( 3.00m x 2.90m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer, tiled splashbacks, built-in electric oven, inset electric hob, space for fridge freezer, space for washing machine, tiled flooring, exposed wooden beams, three built-in storage cupboards, double glazed window to rear aspect, double glazed external door opening to the rear garden and door opening to staircase.

### First Floor Landing

Fitted carpet flooring, inset ceiling spotlights, radiator and doors opening to both bedrooms and bathroom.

### Bedroom One

14' x 8' 6" ( 4.27m x 2.59m )

Fitted carpet flooring, feature fireplace with exposed brick, exposed wooden beams, loft access, radiator and double glazed window to front aspect.

### Bedroom Two

11' 3" x 8' 1" ( 3.43m x 2.46m )

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

### Shower Room

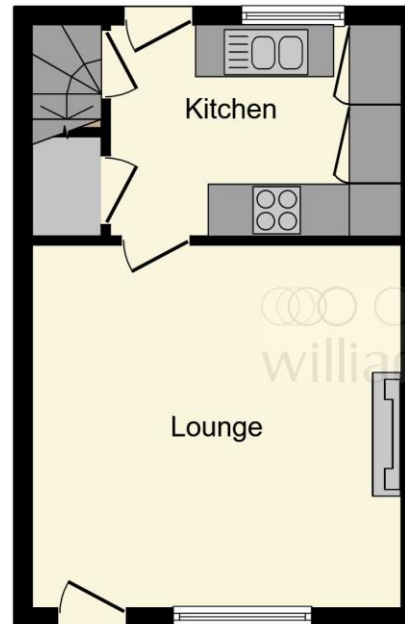
Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring, inset ceiling spotlights, heated towel rail and Velux window.

## Outside

Stepping out to the rear, there is a privately-enclosed rear garden laid to patio, shingle and lawn. Steps rise to a further patio space with gated access to the side aspect and two convenient storage sheds.

## Location

Shipdham is a very pleasant and quiet community-centred village and civil parish approximately 5 miles south-south-west of the market town of Dereham. Offering well-served amenities including schools, shops, post office, doctor's surgery, allotments, two public houses, park and playing fields there are bus route connections to local Market towns Dereham and Watton and also coach service to popular City of Norwich.



Ground Floor



First Floor

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](http://www.focalagent.com)



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welcome to

## Market Street, Shipdham, Thetford

- NO ONWARD CHAIN!!
- 2 Double Bedroom Period Property
- Abundance Of Charm And Character
- Fitted Kitchen With Ample Storage
- Stylish Shower Room
- Privately-Enclosed Rear Garden
- Non-Estate, Well-Serviced Village Setting
- Viewings Advised

Tenure: Freehold EPC Rating: D

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116806 - 0003

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### directions to this property:

Upon entering the Village of Shipdham from the Dereham direction proceed along Dereham Road and into Market Street and the property can be found on the right hand side just before the turning for Pound Green Lane, identified by our William H Brown 'For Sale' board.



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