



Pound Green Lane, Shipdham, Thetford, IP25 7LF

welcome to

Pound Green Lane, Shipdham, Thetford

>> NO ONWARD CHAIN! A great-sized 3 bedroom link-detached house, offering a great opportunity for modernisation and enhancement. Located within the well-regarded village of Shipdham, the home features a large 22' lounge, garden room, generous rear garden, driveway parking & integral garage!



Description

We are excited to present to the market this 3 bedroom link-detached house which offers spacious layout, though is in need of updating and modernisation to reach its full potential. Located within a popular residential area of Shipdham, this home is located within easy reach of local amenities.

In brief, the internal ground floor accommodation comprises; entrance porch opening to the entrance hall, 22' lounge/diner, garden room looking onto the rear garden, kitchen with space for appliances, rear hallway and cloakroom. This is complemented on the first floor by three good-sized bedrooms, with the principal offering built-in wardrobes, along with a family bathroom suite.

Outside, a hard standing driveway provides tandem off-road parking and access to the integral garage, together with a well-proportioned rear garden offering space for outdoor activities and entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

This property is offered for sale with NO ONWARD CHAIN! Internal and external viewings are highly recommended!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Fitted carpet flooring, double glazed windows surrounding and double glazed door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, radiator, door opening to kitchen and further door opening to;

Lounge

22' 1" x 11' 6" (6.73m x 3.51m)

Fitted carpet flooring, central gas fireplace, wall lights, two radiators, double glazed window to front aspect and double glazed sliding doors opening to;

Garden Room

10' 9" x 9' 8" (3.28m x 2.95m)

UPVC and brick build with fitted carpet flooring and dual aspect double glazed windows to side and rear aspects.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, space for fridge freezer, space for washing machine, fitted carpet flooring, serving hatch, pantry cupboard, double glazed window to rear aspect and door opening to;

Rear Hallway

Fitted carpet flooring, double glazed window to front aspect, personal door access to integral garage, double glazed external door opening to the rear garden and further door opening to;

Cloakroom

One piece suite comprising low level w.c, boiler and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet flooring, loft access, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Bedroom One

11' 8" x 9' 6" in to wardrobe (3.56m x 2.90m in to wardrobe)

Fitted carpet flooring, built-in wardrobes and double glazed window to rear aspect.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

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

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, fitted carpet flooring, built-in storage cupboard and double glazed obscure glass windows to front aspect.

Outside

The property is approached by a hard standing driveway which provides tandem off-road parking and access to the integral garage. The remainder of the front is laid to well-tended lawn with an array of mature shrubberies which provide privacy to the home.

The generously-proportioned rear garden is laid predominately to lawn with a paved patio seating area, together with a variety of plant borders for added levels of greenery. For garden enthusiasts the garden is enhanced a greenhouse and fully enclosed by timber fencing.

Integral Garage

17' 7" x 8' 6" (5.36m x 2.59m)

With power, lighting, double glazed window to rear aspect, personal door access from the rear hall and up and over door to 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.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

Pound Green Lane, Shipdham, Thetford

- NO ONWARD CHAIN!
- Sizeable 3 Bedroom Link-Detached House
- 22' Lounge/Diner
- Cosy Garden Room
- Gas Heating And Double Glazed Windows
- Well-Proportioned, Enclosed Rear Garden
- Driveway Parking And Integral Garage
- Well-Served Village Location

Tenure: Freehold EPC Rating: D
offers in excess of

£270,000



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:
DRM116840 - 0004

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