



**Pound Green Close, Shipdham, Thetford, IP25 7LW**

***welcome to***

**Pound Green Close, Shipdham, Thetford**

>> NO ONWARD CHAIN! An extremely well-presented 2 bedroom end-terraced bungalow, which has been updated and modernised throughout. Occupying a quiet cul-de-sac position within this well-regarded village, the home further boasts a welcoming lounge, shower room & a generous rear garden.





## Description

We are pleased to present to the market this beautifully presented 2 bedroom end-terraced bungalow, located within the popular village of Shipdham with local amenities close by and convenient bus routes.

The property has undergone a level of modernisation throughout, and in brief comprises; entrance hall with built-in storage space, welcoming lounge, fitted kitchen with space for a range of appliances, two bedrooms and shower room. Outside, there is an enclosed front garden, together with a well-proportioned rear garden both laid to lawn. Coupled with the accommodation, the property further benefits from gas fired central heating, double glazed windows throughout, mains electricity and mains water.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, built-in storage cupboard, radiator, double glazed obscure glass floor to ceiling window to front aspect and doors opening to all rooms.

### Lounge

13' 4" x 11' 3" ( 4.06m x 3.43m )

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

### Kitchen

13' 6" max x 10' 1" max ( 4.11m max x 3.07m max )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink, tiled splashbacks, space for electric cooker, extractor hood, space for fridge, space for freezer, space for washing machine, tiled effect flooring, serving hatch, built-in storage cupboard, radiator, double glazed window to rear aspect and door opening to;

### Rear Porch

Tiled effect flooring and double glazed external door opening to the rear garden.

### Bedroom One

11' 7" x 9' 4" ( 3.53m x 2.84m )

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

### Bedroom Two

9' 6" x 7' 2" ( 2.90m x 2.18m )

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

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in double shower cubicle, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

## Outside

The front of the property is laid predominately to lawn with a paved pathway leading to the main entrance, together with shrub beds and timber fencing which encloses the frontage, providing privacy and security.

The enclosed, well-proportioned rear garden is again laid predominantly to lawn with a hard standing area and gated access leading to the side aspect.

## Location

Shipdham is a well-served, thriving 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 post office, 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.



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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## **Pound Green Close, Shipdham, Thetford**

- NO ONWARD CHAIN!
- 2 Bedroom End-Terraced Bungalow
- Updated and Modernised Throughout
- Stylish Fitted Kitchen and Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Enclosed Front and Rear Gardens
- Quiet Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£200,000**

### **directions to this property:**

Upon entering Shipdham from the Dereham direction, proceed into the village taking the third left hand turn into Pound Green Lane. Pass the school on the left hand side and take the next right hand turn into Pound Green Close. The property can be found further along on the right hand side.



Please note the marker reflects the  
postcode not the actual property

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