



**Pound Green Lane, Shipdham, Thetford, IP25 7LS**



**welcome to**

**Pound Green Lane, Shipdham, Thetford**

Delightful Corner Plot Position! A well-presented 3 bedroom detached chalet, offering spacious living accommodation and located within this well-served village. Boasting an impressive 22' lounge, conservatory, fitted integrated kitchen, gardens, ample parking, integral garage & more!



## Description

We are extremely pleased to present to the market this well-proportioned 3 bedroom detached chalet, presented in excellent decorative order throughout and located within a popular village location.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, cloakroom w.c, impressive dual aspect 22' lounge, formal dining room, bright & airy conservatory, contrasting fitted kitchen with a range of integrated appliances and rear hallway which leads to the integral garage. This is complemented on the first floor by three great-sized bedrooms, all with built-in wardrobes, and the family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the home is approached by a large driveway which provides ample off-road parking and access to the integral garage, together with a privately-enclosed, well-manicured garden.

Appealing to an assortment of buyers, internal viewing is essential to fully appreciate the accommodation and location offered for sale!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, doors opening to lounge and dining room, with further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

### Lounge

22' 4" x 12' 8" ( 6.81m x 3.86m )

Fitted carpet flooring, wall lights, two radiators, dual aspect double glazed windows to front and rear aspects, and double doors opening to;

### Dining Room

12' 9" x 9' 8" ( 3.89m x 2.95m )

Wood effect flooring, radiator, archways opening to the kitchen and double glazed patio doors opening to;

### Conservatory

12' 2" x 10' 7" ( 3.71m x 3.23m )

UPVC and brick build with double glazed windows surrounding and double glazed French doors opening to the rear garden.

### Kitchen

10' 8" x 9' ( 3.25m x 2.74m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in electric double oven, inset electric hob with extractor hood over, integrated washing machine, space for drinks fridge, wood effect flooring, double glazed window to rear aspect and opening to;

### Rear Hallway

Wood effect flooring, personal door access to the integral garage and double glazed external door opening to the side aspect.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and family bathroom.

### Bedroom One

13' 8" x 13' 1" ( 4.17m x 3.99m )

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

### Bedroom Two

13' 8" x 9' 11" ( 4.17m x 3.02m )

Fitted carpet flooring, built-in wardrobes, radiator and dual aspect double glazed windows to side and rear aspects.

### Bedroom Three

10' 1" x 6' 11" ( 3.07m x 2.11m )

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

### Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Outside

The property occupies a corner plot position and is approached from the road by a large brickweave driveway which provides ample off-road parking for several cars and access to the integral garage, offering convenient access directly into the home. The remainder of the front is laid to well-tended lawn, enclosed by brick walling, together with gated access to the rear aspect.

Stepping out to the well-proportioned rear, the garden is laid predominantly to lawn with paved patio space, ideal for outside entertaining and dining within the warmer seasons. Convenient storage is provided by a timber storage shed, along with a greenhouse ideal for the keen gardener. Timber fencing encloses the home and provides a level of privacy and security.

### Integral Garage

18' 2" x 9' 6" ( 5.54m x 2.90m )

Power, lighting, double glazed window to side aspect, personal door access from rear hallway and up and over door to front.



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## Pound Green Lane, Shipdham Thetford

- Spacious 3 Bedroom Detached Chalet
- Contrasting Kitchen With Integrated Appliances
- 2 Reception Rooms And Conservatory
- Ground Floor Cloakroom And First Floor Bathroom
- Built-In Wardrobes To All Bedrooms
- Privately-Enclosed Rear Garden
- Ample Off-Road Parking And Integral Garage
- Sought-After Village Location

Tenure: Freehold EPC Rating: D

**£325,000**



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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william h brown



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**