



Park Highatt Drive, Shipdham, Thetford, IP25 7LG

welcome to

Park Highatt Drive, Shipdham, Thetford

Spacious, Versatile Bungalow! A well-presented detached bungalow, occupying a delightful corner plot within a sought-after village location. Offered for sale with no onward chain, and boasting 2 double bedrooms, 22' lounge, conservatory, utility, wrap-around gardens, driveway parking & garage!!



Description

We are excited to present to the market this well-proportioned 2 double bedroom detached bungalow, located within a well-regarded development in Shipdham with local amenities close by.

In brief, the internal accommodation comprises; entrance porch leading through to the entrance hall, spacious dual aspect lounge with central fireplace, fitted kitchen, separate utility room, conservatory, impressive 21' principal bedroom, further double bedroom, and the four-piece family bathroom suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, a driveway provides off-road parking, together with a great-sized front garden which extends around to the side, and a privately-enclosed rear garden.

Offered for sale with NO ONWARD CHAIN, viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, radiator, double glazed dual aspect windows to front and side aspects, and double glazed door opening to;

Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, built-in storage cupboard, loft access, radiator, doors opening to both bedrooms, bathroom, opening to kitchen, and further door opening to;

Lounge

22' 5" x 10' 9" (6.83m x 3.28m)
Fitted carpet flooring, central fireplace with tiled hearth, two radiators, dual aspect double glazed windows to front and rear aspects, double glazed door opening to the conservatory, and archway opening to;

Kitchen

10' 8" x 7' 8" (3.25m x 2.34m)
A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood, tiled flooring, windows to rear aspect, and door opening to;

Utility Room

10' 6" x 6' 4" (3.20m x 1.93m)
A range of floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for fridge freezer, space for washing machine, space for tumble dryer, tiled flooring, radiator, dual aspect double glazed windows to side and rear aspects, and door opening to;

Conservatory

16' 3" x 7' 3" (4.95m x 2.21m)
UPVC build with wood effect flooring, ceiling spotlights, double glazed windows surrounding and double glazed external door opening to the front aspect.

Bedroom One

21' x 9' 5" (6.40m x 2.87m)
Fitted carpet flooring, two radiators and two double glazed windows to front aspect.

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in corner shower cubicle, part tiled walls, fitted carpet flooring, radiator and two double glazed obscure glass windows to rear aspect.

Outside

The property occupies a generous corner plot, and is approached by a hard standing driveway which provides off-road parking space and access to the garage. The remainder of the generously-proportioned front is laid to lawn with practical paved pathways, plant beds, gated access to the rear garden, and timber fencing which partially encloses the home for privacy.

The enclosed, well-manicured rear garden is laid to lawn with charming patio areas, perfect for outside entertaining and dining. The rear is further enhanced by plant borders, raised flower beds, shrubs, and a greenhouse.

Garage

Power, lighting, double glazed window to rear aspect, personal door access, 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.

directions to this property:

Upon entering the village of Shipdham from the Dereham direction proceed towards the village centre and take the third left hand turn into Pound Green Lane. Take the first right hand turn into Park Highatt Drive and the property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Park Highatt Drive, Shipdham, Thetford

- **NO ONWARD CHAIN**
- Generous 2 Double Bedroom Detached Bungalow
- Impressive 22' Lounge + Conservatory
- Fitted Kitchen And Separate Utility
- Four-Piece Bathroom Suite
- Well-Tended Gardens Wrapping Around The Home
- Driveway Parking And Garage
- Well-Regarded Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117159 - 0005

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