



Bradenham Road, Shipdham, Thetford, IP25 7PJ

welcome to

Bradenham Road, Shipdham, Thetford

Step inside this spacious & charming 4 bedroom home, occupying a private non-estate position within a sought-after village. The modern property boasts a 21' open-plan kitchen/diner, utility, 2 bathrooms, enclosed south-facing rear garden with ample storage, secure extensive parking, carport & more..



Description

William H Brown are delighted to welcome to the market this well-proportioned 4 bedroom semi-detached house, set on a fantastic plot within the well-served village of Shipdham which offers local amenities close by.

This beautifully modernised home has been thoughtfully updated and enhanced in recent years, offering stylish yet comfortable living. In brief, the internal accommodation comprises; welcoming entrance hall, an inviting lounge featuring an open fireplace, an impressive open-plan kitchen/breakfast room set at the heart of the home, complete with its own fireplace and a well-appointed pantry, alongside a separate modern utility room for practicality, and a shower room. This is complemented on the first floor by four great-sized bedrooms, and the family bathroom suite.

Coupled with the accommodation, the property further benefits from oil heating and double glazed windows throughout. Outside, a five-bar gate opens to the private shingle driveway which provides ample off-road parking, together with access to the carport. Stepping out to the generous, south-facing rear, the garden is enhanced by numerous storage sheds, a charming raised decking area with pergola - ideal for al fresco dining, and stunning, far-reaching field views which make this garden a truly special retreat.

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, opening to the kitchen/dining room, and door opening to;

Lounge

14' 4" x 12' (4.37m x 3.66m)

Wood effect flooring, central multi-fuel burner with tiled hearth, radiator and double glazed window to front aspect.

Open-Plan Kitchen/Dining Room

21' 10" x 12' 11" (6.65m x 3.94m)

A modern 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 with splashback and extractor hood over, space for dishwasher, space for American fridge freezer, pantry with double glazed window to side aspect, central fireplace, built-in storage cupboard, wood effect flooring, vertical radiator, double glazed window to side aspect, double glazed patio doors opening to the rear garden, and door opening to;

Utility Room

7' 4" x 4' 5" (2.24m x 1.35m)

A matching range of wall and floor mounted units with complementary rolled edge work surfaces over, tiled splashbacks, space for washing machine, space for tumble dryer, tiled flooring, inset ceiling spotlights, radiator, loft hatch, double glazed external door opening to the side aspect, and door opening to;

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in double shower cubicle, part tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing

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

Principal Bedroom

12' x 11' 11" (3.66m x 3.63m)

Fitted carpet flooring, airing cupboard housing hot water tank, radiator and double glazed window to front aspect.

Bedroom Two

12' 11" x 8' 1" (3.94m x 2.46m)

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

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

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

Bedroom Four

11' 11" x 6' 6" (3.63m x 1.98m)

Fitted carpet flooring, walk-in storage cupboard, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, vinyl flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Occupying a generous and private plot, the house is accessed via a classic five-bar gate, opening onto a spacious shingle driveway that provides extensive off-road parking. The property is beautifully enclosed by mature hedging, ensuring privacy and a secluded feel, with well-maintained lawn space enhanced by established shrub beds. The entrance is approached via a welcoming storm porch, offering shelter before stepping inside. To the side of the property, gated access leads to the carport, providing additional covered parking or storage options.

The enclosed, south-facing rear garden is a true highlight, offering a generous outdoor space perfect for relaxation and entertaining. Predominately laid to lawn, the garden also features patio space with convenient pathways around the rear aspect. Raised flower beds add a touch of colour and charm, while a large storage shed, complete with power and lighting, provides excellent practicality. Additionally, there are two further storage sheds and a dedicated log store, for added benefit. A raised decking area with a pergola creates the perfect spot to unwind and take in the breathtaking open field views beyond.

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 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.



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welcome to

Bradenham Road, Shipdham, Thetford

- Spacious 4 Bedroom Semi-Detached House
- Charming Lounge With Multi-Fuel Burner
- 21' Open-Plan Kitchen/Dining Room
- Separate Utility Room
- Ground Floor Shower Room And First Floor Bathroom
- Private, South-Facing Rear Garden With Far-Reaching Field Views
- Extensive, Secure Off-Road Parking And Carport
- Well-Regarded Village Location, With Local Amenities

Tenure: Freehold EPC Rating: D

£325,000



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