



Chapel Street, Shipdham, Thetford, IP25 7LB

welcome to

Chapel Street, Shipdham, Thetford

A rare opportunity to acquire this characterful cottage, beautifully presented throughout and occupying a fantastic village location. Offered with no onward chain and boasting 4 main bedrooms, a self-contained annexe with further bedroom, multiple reception rooms, private rear garden & so much more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Further entrance door opening to;

Entrance Space

Wooden flooring, exposed wooden beams, built-in storage space, doors opening to the kitchen, utility and bathroom, and open-plan access to;

Dining Hall

Wooden flooring, stairs rising to first floor landing, under stairs storage cupboard, exposed wooden beams and timber framing, wall lights, radiator, window to front aspect and open-plan access to;

Lounge

13' 2" x 12' 2" (4.01m x 3.71m)

Wooden flooring, central multi-fuel burner with exposed brick surround, stairs rising to first floor landing, exposed wooden beams, wall lights, window to side aspect and step up to reception room.

Kitchen/Breakfast Room

14' x 13' 2" (4.27m x 4.01m)

A well-appointed range of floor mounted base units with wooden worktops and upstands, inset sink with mixer tap, space for gas cooker with concealed extractor and exposed brick surround, space for free standing fridge freezer, wooden flooring, radiator, dual aspect windows to side and rear aspects, and external door opening to the rear aspect.

Utility Room

A further range of floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, wooden flooring and window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, roll top bath, walk-in double shower cubicle, wooden flooring, ceiling spotlights, wall lights, heated towel rail and window to front aspect.

Reception Room

19' 5" x 10' 10" (5.92m x 3.30m)

Wooden flooring, built-in storage cupboard, under stairs storage cupboard, exposed wooden beams, ceiling spotlights, windows to side aspects, external door to front aspect and door opening to the annexe.

First Staircase Landing

Doors opening to bedroom two and bedroom four.

Bedroom Two

13' x 12' 6" (3.96m x 3.81m)

Fitted carpet flooring, exposed wooden beams, built-in storage cupboard, radiator and windows to side and rear aspects.

Bedroom Four

13' x 10' 2" (3.96m x 3.10m)

Fitted carpet flooring, exposed wooden beams, ceiling spotlights, radiator, window to front aspect and door opening to;

Bedroom Three

13' x 12' 6" (3.96m x 3.81m)

Fitted carpet flooring, built-in storage cupboard, exposed wooden beams, airing cupboard, ceiling spotlights, loft access and door opening to second staircase.

Second Staircase Landing

Door to bedroom three and access to;

Principal Bedroom

16' 10" x 13' (5.13m x 3.96m)

Fitted carpet flooring, exposed wooden beams, built-in storage cupboard, radiator, windows to side aspects and door opening to;

En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, wooden flooring, built-in storage cupboard, radiator and Velux window.

Annexe Accommodation

Access from the reception room and external door which opens to;

Annexe Lounge

10' 10" x 10' 8" (3.30m x 3.25m)

Wooden flooring, central log burner with exposed brick surround, wall lights, radiator, window to side aspect and open-plan access to;

Annexe Dining Room

12' 1" x 7' 11" (3.68m x 2.41m)

Wooden flooring, stairs rising to annexe bedroom, ceiling spotlights, radiator, dual aspect windows to front and side aspects, and double doors opening to;

Annexe Kitchen

9' 8" x 5' 9" (2.95m x 1.75m)

A range of floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for fridge, tiled flooring, radiator, window to front aspect and door opening to;

Annexe Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, tiled flooring, radiator and window to front aspect.

First Floor Landing

Fitted carpet flooring, dressing area and door opening to;

Annexe Bedroom

10' 8" x 9' 4" (3.25m x 2.84m)

Fitted carpet flooring, eaves storage, radiator and window to side aspect.

External

The privately-enclosed rear garden is laid predominately to lawn with a raised decking area, perfect for outdoor activities, together with gated access to the side aspect.

Location

Shipdham is a large village situated about 5 miles equi-distant from the bustling market towns of Dereham and Watton. It has extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a public house and an attractive church. There are regular bus services to both Dereham and Watton.



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welcome to

Chapel Street, Shipdham, Thetford

- Individual Grade II Listed Cottage, Bursting With Charm
- 4 Main Bedrooms And 1 Annexe Bedroom
- Bespoke Kitchen/Breakfast Room And Separate Utility
- Spacious, Versatile Reception Rooms
- Privately-Enclosed Rear Garden
- Well-Served Village Location With Amenities
- Offered For Sale With No Onward Chain

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

guide price

£425,000 - £450,000



Ground Floor



First Floor

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:
DRM117193 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk