



Church Lane, Shipdham, Thetford, IP25 7JZ

welcome to

Church Lane, Shipdham, Thetford

A well-proportioned 1 double bedroom single storey property, occupying a delightful edge of village position in Shipdham. Surrounded by rural charm and boasting a 22' lounge, fitted kitchen, bathroom suite, private low-maintenance rear garden & allocated parking space. Viewings are essential!



Description

William H Brown are delighted to present to the market this spacious 1 double bedroom single storey dwelling, occupying a non-estate rural position within the village of Shipdham. The property offers private and peaceful surroundings, still close by to local amenities.

In brief, the internal accommodation comprises; entrance porch with built-in storage space, open-plan 22' lounge with charming features, fitted kitchen with space for appliances, double bedroom and family bathroom suite with utility space. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

Outside, there is an allocated off-road parking space, together with a great-sized, private rear garden laid to shingle and patio, for ease of maintenance, and is enhanced by plants for added greenery.

Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the accommodation and location on offer!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, two built-in storage cupboards and opening to;

Lounge

22' 1" x 16' (6.73m x 4.88m)

Wood effect flooring, electric fireplace tiled hearth and decorative surround, two radiators, double glazed window to front aspect, door opening to bedroom and archway opening to;

Kitchen

16' 6" x 5' 8" (5.03m x 1.73m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, concealed extractor over, space for free standing fridge freezer, tiled flooring, radiator, double glazed window to side aspect and double glazed patio doors opening to the rear garden.

Bedroom

14' 1" x 10' 5" (4.29m x 3.17m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, space for washing machine, built-in storage cupboard, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property occupies a remote position, accessed by shingle with an allocated parking space to the front.

The generously-proportioned, low-maintenance rear garden is laid predominately to shingle and features patio, raised flower beds and shrubs for added greenery, together with gated access to the side aspect and brick walling which encloses for privacy.

Agents Note

Waste from the property is served by a septic tank. Water from the property is sourced by means of private supply with an annual charge of £40.00 for cost of maintenance. Contact the branch for more details.



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



view this property online williamhbrown.co.uk/Property/DRM117316



welcome to

Church Lane, Shipdham, Thetford

- 1 Double Bedroom Single Storey Property
- Open-Plan 22' Lounge
- Fitted Kitchen And Bathroom Suite
- Oil Heating And Double Glazed Windows
- Private, Low-Maintenance Garden
- Allocated Off-Road Parking Space To Front
- Rural Edge Of Village Location Within Shipdham
- Peaceful Setting Surrounded By Countryside Charm

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117316



Property Ref:
DRM117316 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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