



Swan Lane, Shipdham, Thetford, IP25 7NP

welcome to

Swan Lane, Shipdham, Thetford

>> NO ONWARD CHAIN! A well-proportioned, adaptable 3/4 bedroom detached bungalow, occupying a non-estate setting towards the edge of this well-served mid Norfolk village. The property would benefit from a further programme of decorative enhancement and boasts fantastic garden space!



Description

We are pleased to offer for sale this generously-proportioned detached bungalow, occupying a quiet non-estate position within the well-regarded village of Shipdham, with local amenities close by.

The property would benefit from a programme of decorative enhancement and improvement, and in brief comprises; spacious brick lean to which offers entry to the home, entrance hall, lounge with open fireplace and views to the frontage, fitted kitchen/breakfast room with space for a range of appliances, versatile dining room which offers flexible use as a further bedroom or living space, three main bedrooms, and a shower room.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows. Outside, the home is accessed by a hard standing driveway which provides off-road parking space, together with a glorious rear garden which is a true highlight of the home, featuring sprawling lawn, vegetable patch, numerous plant beds and ample storage sheds. Backing onto open fields and allotments, the garden enjoys a wonderfully open aspect, creating a peaceful, rural feel while still being within easy reach of local amenities.

The Accommodation

Double glazed external entrance door opening to;

Brick Lean To

Hard flooring, triple aspect double glazed windows to front, side and rear aspects, double glazed external door opening to the rear aspect, door opening to kitchen and further door opening to;

Inner Entrance Hall

Fitted carpet flooring, airing cupboard, loft hatch with ladder access (part boarded), radiator, doors opening to kitchen, bedrooms, shower room and further door to;

Lounge

14' 5" x 11' 4" (4.39m x 3.45m)

Fitted carpet flooring, open fireplace with tiled hearth and decorative surround, two radiators and double glazed window to front aspect.

Kitchen/Breakfast Room

12' x 11' 9" (3.66m x 3.58m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, extractor hood, space for free standing fridge freezer, space for washing machine, breakfast bar, oil boiler, tiled flooring, radiator, double glazed window to rear aspect and door opening to;

Dining Room/Bedroom Four

11' 7" x 18' 2" (3.53m x 5.54m)

Dual aspect room with wooden flooring, two radiators, double glazed window to side and rear aspects and double glazed external door opening to the rear garden.

Bedroom One

12' x 11' (3.66m x 3.35m)

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

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)

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

Bedroom Three

8' 4" x 11' 3" (2.54m x 3.43m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle, fitted storage cupboard and vanity shelf, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Outside

Set in a desirable non-estate position, this detached bungalow enjoys a peaceful setting with excellent privacy. The property is approached via a secure entrance leading to sufficient hard standing driveway which offers off-road parking. The front garden is beautifully maintained, featuring lawn, established shrub beds and mature hedging.

Stepping out to the rear, the property boasts a well-tended garden of generous proportions, offering a superb outdoor space that is both private and fully enclosed. A spacious lawned area provides plenty of room for recreation, bordered by a variety of well-stocked plant beds and mature trees. A concrete area offers outdoor dining and entertaining space, while a dedicated vegetable patch caters to those with a passion for home growing. The garden is well-equipped with a large shed and two additional storage sheds, providing ample space for tools, equipment, or hobby use, along with access to the oil tank. The garden backs onto open fields and allotments which further enhance the property.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Agents Note

Waste from the property is served by a cesspit. Contact the branch for more details.

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

Swan Lane, Shipdham, Thetford

- No Onward Chain!
- Versatile 3/4 Bedroom Detached Bungalow
- Adaptable Dining Room With Multiple Use
- Scope For Modernisation And Enhancement
- Generous, Private Gardens
- Perfect For Keen Gardeners With Ample Storage Sheds And Vegetable Patch
- Secure Driveway Parking
- Non-Estate, Peaceful Village Setting

Tenure: Freehold EPC Rating: D
Council Tax Band: C



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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116328 - 0002

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