



**Shipdham Road, Dereham, NR19 1NN**



**welcome to**

## **Shipdham Road, Dereham**

>> FANTASTIC GARDENS! Introducing this well-presented 2 double bedroom detached bungalow, occupying a non-estate position close by to local amenities. The home sits on a great-sized plot and boasts a new boiler, lounge & dining area, modern fitted kitchen, extensive parking, garage & more!



## Description

We are delighted to present to the market this welcoming detached bungalow, situated on a generous plot in a well-connected, non-estate location in Toftwood. The property is approached via extensive shingle parking, with gated entry leading to a further driveway and a detached garage.

Inside, the home opens into an entrance hall that leads through to the lounge, featuring a charming open fire, creating a cozy focal point, and flows naturally into a dedicated dining area - perfect for both everyday living and entertaining. The modern kitchen is equipped with an electric oven and hob, further complemented by ample storage.

There are two generously-proportioned double bedrooms and a family bathroom. The property also benefits from double glazed windows and a recently installed gas-fired boiler, ensuring efficient and reliable heating and hot water throughout. Outside, the bungalow is surrounded by beautifully maintained gardens. The front and rear spaces feature lawn, mature planting and tranquil ponds - ideal for those who enjoy spending time outdoors in a private and picturesque setting.

## The Accommodation

Wooden external door opening to;

### Entrance Hall

Fitted carpet flooring, radiator, doors opening to both bedrooms, bathroom and further door to;

### Lounge

17' x 13' 1" narrowing to 11' 6" ( 5.18m x 3.99m narrowing to 3.51m )

Fitted carpet flooring, open fire with brick surround, wall lights, radiator, double glazed window to rear aspect, door opening to kitchen and archways opening to;

### Dining Area

13' 1" x 10' ( 3.99m x 3.05m )

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

## Kitchen

20' 5" x 5' 7" ( 6.22m x 1.70m )

A modern range of wall and floor mounted base units with complementary wooden beech work surfaces over and upstands, inset stainless steel sink with mixer tap, built-in electric oven, inset electric hob with extractor hood over, space for fridge, space for washing machine, tiled flooring, two built-in storage cupboards, radiator, dual aspect double glazed windows to side and front aspects, and oak stable door opening to the rear garden.

## Bedroom One

12' 6" x 10' 2" ( 3.81m x 3.10m )

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

## Bedroom Two

12' 6" x 9' 6" ( 3.81m x 2.90m )

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

## Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

## Outside

Set back from the road, this bungalow is approached via a large shingle driveway, offering ample off-road parking and a sense of privacy. Gates open to reveal an extended driveway which provides additional parking and leads to a detached garage, ideal for secure storage. The front garden features well-maintained lawn, a tranquil pond, an array of mature plants and shrubs that lend natural character and year-round interest.

To the rear, the property boasts a generously-sized, fully enclosed garden offering a superb outdoor space for relaxation and entertaining. A well-maintained lawn provides a central feature, complemented by established planting and a second peaceful pond that adds to the gardens charm. A patio area sits beside the home, perfect for outdoor dining or lounging, together with two greenhouses and two useful storage shed.

## Garage

Power, lighting, window to side aspect, personal door access to side aspect and up and over door to front.

## Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts large supermarkets, many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

## directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road past the Co-Op, 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

## Shipdham Road, Dereham

- Detached Bungalow, Sitting On A Generous Plot
- Offers 2 Double Bedrooms
- Charming Lounge With Access To The Dining Area
- Modern Fitted Kitchen
- New Gas Boiler And Double Glazed Windows
- Beautifully-Tended Front And Rear Gardens
- Extensive Off-Road Parking And Detached Garage
- Non-Estate, Sought-After Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£350,000**



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.localagent.com



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Property Ref:  
DRM117389 - 0005

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