





Mews Court, Larwood Way, Shipdham, Thetford, IP25 7LN



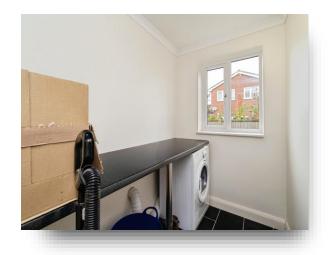
# welcome to

# Mews Court, Larwood Way, Shipdham, Thetford

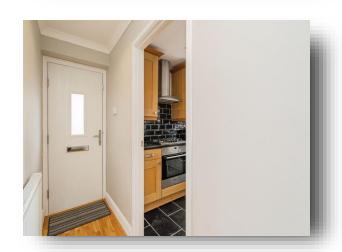
\*CHAIN FREE\* Introducing this beautifully presented 4 bedroom detached house, located in a compact, private cul-de-sac within the well-regarded village of Shipdham. Boasting 2 great-sized reception rooms, fitted kitchen, utility room, wrap-around gardens, driveway parking, garage & so much more!













#### Description

We are delighted to welcome to the market this spacious 4 bedroom detached family-sized house, occupying a quiet position within a small cul-de-sac in Shipdham. The property is extremely well-presented throughout and sits within reach of local amenities.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, cloakroom w.c, inviting lounge with double doors leading to the rear garden, fitted kitchen/breakfast room with built-in electric oven, separate utility room for added convenience, and a formal dining room which offers flexible use as a home office or added bedroom space. This is complemented on the first floor by four great-sized bedrooms and the four-piece family bathroom.

Coupled with the accommodation, the property further benefits from new carpets throughout, gas fired central heating and double glazed windows throughout. Outside, the home is approached by a hard standing driveway which provides off-road parking and access to the garage. To the rear, there are sloped, wrap-around gardens which are privately-enclosed to offer a high degree of privacy.

Offered for sale as CHAIN FREE, and appealing to an assortment of buyers, this property must be viewed!

#### The Accommodation

Double glazed external entrance door opening to;

#### **Entrance Hall**

Sold wood flooring, stairs rising to first floor landing, radiator, doors opening to living room, kitchen and further door to;

## Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled walls and tiled flooring.

#### Lounge

14' 9" x 14' 5" ( 4.50m x 4.39m )

Solid wood flooring, central electric fireplace with decorative surround, under stairs storage cupboard, inset ceiling spotlights, radiator and double glazed patio doors with side panels opening to the rear garden.

#### Kitchen/Breakfast Room

14' 4" x 8' 9" ( 4.37m x 2.67m )

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, built-in electric oven, inset gas hob with extractor hood over, space for fridge freezer, space for dishwasher, space for washing machine, breakfast bar, tiled flooring, inset ceiling spotlights, radiator, two double glazed windows to front aspect and archway to;

### Rear Lobby

Tiled flooring, double glazed external door opening to the front aspect, door opening to dining room and door to;

### **Utility Room**

7' 7" x 4' 11" ( 2.31m x 1.50m )

Fitted base unit with complementary rolled edge work surface over, space for tumble dryer, tiled flooring and double glazed window to side aspect.

## **Dining Room**

11' 6" x 10' 10" ( 3.51m x 3.30m )

Wood effect flooring, radiator and double glazed patio doors with side panels opening to the rear garden.

### **First Floor Landing**

Fitted carpet flooring and doors opening to all bedrooms and family bathroom.

## **Principal Bedroom**

17' 2" x 10' 10" ( 5.23m x 3.30m )

Fitted carpet flooring, radiator, loft access and dual aspect double glazed windows to side and rear aspects.

#### **Bedroom Two**

14' 5" x 7' 10" ( 4.39m x 2.39m )

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

#### **Bedroom Three**

12' 2" x 7' 7" ( 3.71m x 2.31m )

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

#### **Bedroom Four**

8' 10" x 6' 7" ( 2.69m x 2.01m )

Wood effect flooring, built in shelving in recessed wall, radiator and double glazed window to front aspect.

#### **Family Bathroom**

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

#### **Outside**

The property occupies a private cul-de-sac position and is approached by a hard standing driveway which provides off-road parking space and access to the single garage.

To the rear, the home features a sloped, wraparound garden offering a mix of lawn and hard standing areas. A hard standing patio provides space for outdoor dining, complemented by a brick seating area. Mature shrubs enhance the garden space with timber fencing enclosing for privacy and secure gates to the front aspect.

## Garage

Power, lighting, personal door from garden and up and over door to front.





## welcome to

# Larwood Way, Shipdham, Thetford

- 4 Bedroom Detached Family-Sized House -CHAIN FREE!
- · Generous Lounge And Dining Room
- Fitted Kitchen And Separate Utility
- Well-Proportioned, Modern Living Accommodation
- New Carpets Throughout
- Wrap-Around Gardens With Attractive Views
- Hard Standing Driveway And Garage
- Quiet Cul-De-Sac Position In Shipdham

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Total floor area 123.6 m² (1,331 sq.ft.) approx
This floor plan is for flusheship surposes 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 four purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part details are guaranteed, they cannot be relied upon for four purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part details are guaranteed, they cannot be relied upon for four purposes and they show for adapted to the second part of the part of t

# £325,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/DRM116794



Property Ref: DRM116794 - 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.





01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk

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