



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, wrap-around 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.



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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

£325,000



Total floor area 123.6 m² (1,331 sq.ft.) approx

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:
DRM116794 - 0003

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk