



**Market Street, Shipdham, Thetford, IP25 7LY**



**welcome to**

**Market Street, Shipdham, Thetford**

Ideal Family Home! A generous 3 bedroom detached house, occupying a non-estate position within this well-regarded Norfolk village. Boasting a spacious lounge/diner, versatile study/snug, modern fitted kitchen, family bathroom suite, private garden, sufficient off-road parking & garage!



## Description

We are excited to present to the market this well-presented, neutrally decorated 3 bedroom detached house, set back from the road in a non-estate position. Located within this well-connected village, the property offers local amenities close by.

Briefly, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, spacious dual aspect lounge/dining room complemented by an open fireplace, study/snug with versatile use to fit your requirements, and the stylish fitted kitchen with pantry. This is complemented on the first floor by the principal bedroom with built-in wardrobes, two further bedrooms and the family bathroom suite.

Outside, a large hard standing driveway provides ample off-road parking and access to the single garage, together with an enclosed rear garden which offers the perfect space for outdoor entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Internal and external viewings are highly recommended!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, door opening to kitchen and further door to;

### Lounge/Dining Room

22' 7" x 11' 10" ( 6.88m x 3.61m )

Dual aspect room with wood effect flooring, central open fireplace with brick surround, two radiators, double glazed window to front aspect, double glazed sliding doors opening to the rear garden, opening to kitchen and door to;

### Study/Snug

14' 3" x 11' 7" ( 4.34m x 3.53m )

Dual aspect room with wood effect flooring, radiator, double glazed window to rear aspect and double glazed sliding doors opening to the side aspect of the rear garden.

### Kitchen

12' 2" x 7' 9" ( 3.71m x 2.36m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, inset sink with mixer tap, built-in eye-level electric oven, inset electric hob with splashback and extractor hood over, space for free standing fridge freezer, space for washing machine, pantry, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the side aspect.

### First Floor Landing

Fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

### Bedroom One

12' 1" x 12' ( 3.68m x 3.66m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

### Bedroom Two

12' x 10' 4" ( 3.66m x 3.15m )

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

### Bedroom Three

9' 3" x 7' 11" ( 2.82m x 2.41m )

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

### Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, fitted carpet flooring, part tiled walls, airing cupboard housing boiler, radiator and two double glazed obscure glass windows to front aspect.

## Outside

The property is set back from the road, approached by a large hard standing driveway which provides ample off-road parking and access to the garage.

Stepping out to the private rear, the garden is laid predominately to lawn with patio seating areas, ideal for outside entertaining, dining and relaxing. The garden is further enhanced by a water supply and personal door access to the garage.

## Garage

15' 11" x 7' 10" ( 4.85m x 2.39m )

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

## Location

Shipdham is a very pleasant and quiet community-centred village and civil parish approximately 5 miles south-south-west of the market town of Dereham. Offering well-served amenities including schools, shops, post office, doctor's surgery, allotments, two public houses, park and playing fields there are bus route connections to local Market towns Dereham and Watton and also coach service to popular City of Norwich.

## directions to this property:

Upon entering the Village of Shipdham from the Dereham direction proceed along Dereham Road and into Market Street and the property can be found on the right hand side just before the turning for Pound Green Lane, identified by our William H Brown 'For Sale' board.



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welcome to

## Market Street, Shipdham

- 3 Bedroom Detached Family House
- Impressive 22' Lounge/Diner
- Adaptable Study/Snug
- Modern Fitted Kitchen
- Gas Fired Central Heating And Double Glazed Windows
- Privately-Enclosed Rear Garden
- Ample Off-Road Parking And Garage
- Non-Estate Position, Within A Popular Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£290,000**



Total floor area 112.5 m<sup>2</sup> (1,211 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:  
DRM117069 - 0004

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