



Gibson Road, Shipdham, Thetford, IP25 7QA

welcome to

Gibson Road, Shipdham, Thetford

MUST VIEW HOME! An individual & adaptable 3/4 bedroom detached home, occupying a generous plot within a popular cul-de-sac in Shipdham. Boasting open-plan living, conservatory, kitchen/breakfast room, utility, 2 bathrooms, impressive garden space, private parking & so much more!!



Description

This grand and beautifully improved home offers exceptional space, charm and versatility, occupying an enviable end of cul-de-sac position within a well-served village setting. Over the years, the property has been thoughtfully enhanced to create modern living, perfect for family life and entertaining.

The welcoming entrance hall leads to a versatile study or forth bedroom, a formal dining area and an impressive open-plan lounge featuring log burner with access to the bright conservatory. The stylish modern kitchen/breakfast room is well-equipped and complemented by a useful utility/laundry room and shower room.

Upstairs, the first floor landing leads to three comfortable bedrooms and a four-piece family bathroom. The home benefits from gas fired central heating and double glazed windows throughout, ensuring comfort and efficiency.

Outside, this home truly excels - occupying a fantastic, fully enclosed plot with five-bar gate entry and ample parking. The gardens wrap around the property, landscaped with lawns, mature planting, seating areas and the delightful addition of a stream with charming bridges crossing over. A peaceful and tucked-away setting, perfect for those seeking village life with adaptable living space.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wooden flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect, sliding doors opening to dining area and further door to;

Study/Bedroom Four

14' 6" x 8' 8" (4.42m x 2.64m)

Wooden flooring, inset ceiling spotlights, radiator and double glazed window to front aspect.

Dining Area

11' 9" x 10' 7" (3.58m x 3.23m)

Wooden flooring, door opening to utility, opening to kitchen/breakfast room and open-plan access to;

Lounge

21' x 11' 1" (6.40m x 3.38m)

Wooden flooring, central log burner with tiled hearth and brick surround, radiator, double glazed window to rear aspect and double glazed patio doors opening to;

Conservatory

11' 5" x 8' 7" (3.48m x 2.62m)

UPVC and brick build with tiled flooring and double glazed patio doors opening to the rear garden.

Kitchen/Breakfast Room

17' 7" x 10' 3" (5.36m x 3.12m)

A well-appointed range of wall and floor mounted base units with complementary wood worktops over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for Range cooker, extractor hood over, integrated dishwasher, integrated microwave, space for American fridge freezer, breakfast bar, tiled flooring, inset ceiling spotlights, radiator, double glazed window to front aspect and double glazed external door to side aspect.

Utility Room

10' 3" x 8' 10" (3.12m x 2.69m)

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, space for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, inset ceiling spotlights, double glazed window to side aspect, double glazed external door opening to the rear garden and further door to;

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet flooring, built-in storage, loft hatch, Velux window and doors opening to all bedrooms and family bathroom.

Principal Bedroom

11' 6" x 11' 1" (3.51m x 3.38m)

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

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed dual aspect windows to front and side aspects.

Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

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

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, corner bath, walk-in shower cubicle, tiled wall, tiled effect flooring, airing cupboard housing hot water tank, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Set behind a welcoming gated entrance, this attractive home enjoys an impressive frontage with a beautifully presented brickweave driveway providing ample off-road parking. Mature trees and carefully planted borders create a picturesque setting, enhanced by a charming stream running through with two delightful bridges crossing over - adding a truly idyllic touch. The grounds are thoughtfully designed with a raised artificial lawn area, gravel borders, neat planting and a lovely pergola seating area.

To the rear, the property boasts an inviting, beautifully landscaped garden laid predominately to well-maintained lawn alongside patio seating, perfect for outdoor entertaining and dining. A bespoke decking area offers space for al-fresco dining, with further features including established planting, trees and a storage shed, equipped with power and lighting.



view this property online williamhbrown.co.uk/Property/DRM117697



welcome to

Gibson Road, Shipdham Thetford

- Impressive 3/4 Bedroom Detached Dormer Bungalow
- Spacious And Versatile Accommodation With Potential For Multi-Purpose Living
- Open-Plan Lounge/Dining Area Plus Conservatory
- Modern Kitchen/Breakfast Room And Utility/Laundry Room
- Ground Floor Shower Room And First Floor Family Bathroom
- Fantastic Plot With Wrap-Around Gardens And Stream
- Five-Bar Gated Entrance With Private Ample Parking
- Sought-After Village, Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£450,000



Total floor area 135.3 m² (1,456 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.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117697](https://www.williamhbrown.co.uk/Property/DRM117697)



Property Ref:
DRM117697 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)