



**Park Highatt Drive, Shipdham, Thetford, IP25 7LG**

**welcome to**

**Park Highatt Drive, Shipdham, Thetford**

CORNER PLOT POSITION! A 3 bedroom link-detached house, occupying a cul-de-sac position within the well-regarded village of Shipdham with local amenities. Boasting a spacious lounge, conservatory, fitted kitchen, separate utility, generous rear garden, driveway parking & garage. No onward chain!



## Description

This well-presented three-bedroom link-detached home enjoys a quiet end-of-cul-de-sac position in a lovely corner plot within a popular village. Offering generous accommodation and potential for modernisation, the property provides an inviting and practical layout ideal for families.

The ground floor features an entrance hall, cloakroom with water softener, a 19ft lounge, and an attractive conservatory overlooking the garden. The fitted kitchen includes a range of integrated appliances, complemented by a separate utility room. Upstairs, the first-floor landing leads to three bedrooms and a four-piece family bathroom.

Outside, the property is approached via a driveway offering off-road parking and access to a single garage. The private rear garden is a particularly impressive feature - good in size and wrapping around the home to provide excellent outdoor space for relaxation or future landscaping.

Further benefits include gas-fired central heating, double-glazed windows, and the added advantage of being offered with no onward chain.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring into fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, further cupboard, radiator, openings to lounge and kitchen, and door opening to;

### Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, tiled flooring, water softener, heated towel rail and double glazed obscure glass window to side aspect.

### Lounge

19' 11" x 13' 8" ( 6.07m x 4.17m )  
Fitted carpet flooring, feature fireplace with tiled hearth, radiator, double glazed window to front aspect and double glazed French doors with side panels opening to;



## Conservatory

11' 7" x 9' 3" ( 3.53m x 2.82m )  
UPVC and brick build with tiled flooring, two radiators, roof blinds, double glazed windows surrounding and double glazed French doors opening to the rear garden.

## Kitchen

10' 3" x 8' 11" ( 3.12m x 2.72m )  
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, space for electric cooker, integrated dishwasher and fridge freezer, tiled flooring, plinth heater, double glazed window to rear aspect and door opening to;

## Utility Room

8' 9" x 7' 5" max ( 2.67m x 2.26m max )  
A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine and fridge freezer, tiled flooring, double glazed window to side aspect and double glazed external door opening to the rear garden.

## First Floor Landing

Fitted carpet flooring, loft hatch, double glazed window to front aspect and doors opening to all bedrooms and family bathroom.

## Bedroom One

11' 10" x 10' 6" ( 3.61m x 3.20m )  
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

## Bedroom Two

10' 6" x 9' 1" ( 3.20m x 2.77m )  
Wood effect flooring, radiator and double glazed window to front aspect.

## Bedroom Three

10' 5" x 9' ( 3.17m x 2.74m )  
Fitted carpet flooring, radiator and double glazed window to rear aspect.

## Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in shower cubicle, part tiled walls, tiled flooring, airing cupboard housing hot water tank, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

The property is approached by a shingle driveway with access to the single garage, alongside a patio area which offers additional off-road parking. Plants and shrubs feature, together with access to the main entrance and gate to the rear.

Stepping out to the generously-proportioned, wrap-around rear, the garden is laid predominately to lawn with patio seating space, ideal for relaxing in the warmer months of the year. The garden is well-stocked with plants, shrubs, mature trees, established hedging, tranquil pond, greenhouse and access to the garage. Timber fencing encloses the garden for privacy.

## Garage

16' 5" x 8' 2" ( 5.00m x 2.49m )  
Power, lighting, door to rear and up and over door to front.

## Location

Shipdham is a well-served village, located between the market towns of Dereham and Watton and is approximately 22 miles to the centre of Norwich. The village boasts extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a public house and an attractive church. There is also a regular bus service to both Dereham and Norwich, where further amenities and facilities can be found.



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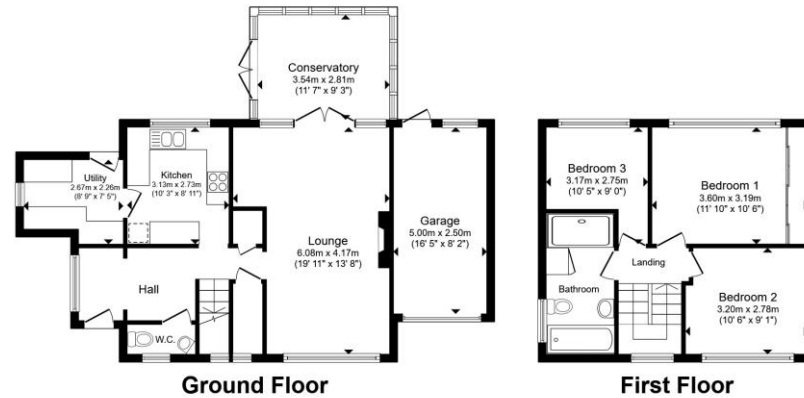
welcome to

## Park Highatt Drive, Shipdham

- 3 bedroom link-detached house - no chain!
- 19ft lounge and bright conservatory
- Fitted kitchen with separate utility room
- Cloakroom and first floor 4-piece bathroom
- Well-presented home occupying a generous corner plot
- Private, wrap-around garden perfect for entertaining
- Driveway parking and single garage
- End of cul-de-sac position within the village of Shipdham

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£360,000**



Total floor area 117.5 m<sup>2</sup> (1,264 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.propertybox.io

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postcode not the actual property

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