



**Friendly Cottage King Row, Shipdham Thetford IP25 7RW**



**welcome to**

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MUST VIEW!! Gardeners Delight. Outbuildings Galore in this superb 4-bedroom semi-detached cottage, occupying a peaceful setting surrounded by countryside views. The home boasts a stylish kitchen/diner, separate utility, conservatory, fantastic grounds, multiple outbuildings & ample parking!!



**Gardeners delight! Looking for a view? Look no further-stunning and captivating field views to all sides. Outside space, out buildings and nature on your doorstep!**

**Situated in a non-estate, remote village setting, the property boasts an entrance porch and hallway leading to a stylish, well-equipped kitchen/dining room complete with integrated appliances, wine cooler, water softener, and dual aspect windows. The inner reception space flows into a practical utility area and sleek modern shower room, while the generous lounge and bright conservatory provide ideal spaces to relax and entertain. A further benefit to this wonderful property, is that the vendors have had the property re-wired. Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a contemporary family bathroom. Outside, the expansive garden is thoughtfully landscaped with an abundance of plants, multiple storage options, and a charming decorated produce area. There's also the original concrete garage, ample driveway parking, and lovely countryside views. This modern home comes complete with a convenient EV charger point, perfect for electric vehicle owners.**

**With solar panels, oil-fired central heating, double glazed windows, and presented in excellent order, this home is move-in ready and perfect for families seeking peaceful village living.**

#### **The Accommodation**

Double glazed external entrance door opening to;

#### **Entrance Porch**

Tiled flooring, double glazed dual aspect windows to front and side aspects, and door opening to;

#### **Entrance Hall**

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

#### **Kitchen/Dining Room**

19' 5" x 11' 3" ( 5.92m x 3.43m )

A well-appointed range of cream wall and floor mounted base units, including three hide-and-slide space saving cupboards, with quartz worktops over and upstands, inset double butler sink with mixer tap, there are two built in electric single ovens with one being a Neff hide and slide and the other a Bosch series 8, inset 6 ring gas hob with black gloss splashback and concealed extractor over, integrated dishwasher, space for American fridge freezer, wine cooler, LVT flooring (Polyflor Expona Commercial Cottage Oak), inset ceiling spotlights, water softener, two cast iron radiators, double glazed dual aspect windows to front and rear

aspects, double glazed external door opening to the rear garden and opening to;

#### **Inner Reception**

Wood effect flooring, built-in storage cupboard with fuse box, door opening to lounge and further door opening to;

#### **Utility Room**

7' 8" x 6' 3" ( 2.34m x 1.91m )

A matching range of wall mounted base units with quartz worktops over, space for washing machine, space for tumble dryer, wood effect flooring, double glazed window to rear aspect and door opening to;

#### **Shower Room**

Recently installed three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle with recessed shelf, built-in mirrored cupboard, part tiled walls, wood effect flooring, inset ceiling spotlights, and radiator.

#### **Lounge**

18' x 10' 1" ( 5.49m x 3.07m )

Wood effect flooring, inset ceiling spotlights, radiator, double glazed window to front aspect and double glazed French doors opening to;

#### **Conservatory**

15' 9" x 12' 4" ( 4.80m x 3.76m )

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

#### **First Floor Landing**

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

#### **Bedroom One**

15' 1" x 8' 5" ( 4.60m x 2.57m )

Fitted carpet flooring, built-in wardrobe also housing hot water tank, loft access, inset ceiling spotlights, radiator and double glazed dual aspect windows to side and rear aspects.

#### **Bedroom Two**

13' 2" x 11' ( 4.01m x 3.35m )

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

#### **Bedroom Three**

18' 1" x 6' 11" ( 5.51m x 2.11m )

Fitted carpet flooring, inset ceiling spotlights, radiator and double glazed dual aspect windows to front and side aspects.

#### **Bedroom Four**

12' 10" x 8' 1" ( 3.91m x 2.46m )

Fitted carpet flooring, radiator and double glazed window to rear

aspect.

#### **Family Bathroom**

Three piece suite comprising low level w.c, hand wash vanity unit, panelled cast iron bath, part tiled walls, decorative vinyl flooring, inset ceiling spotlights, radiator and double glazed obscure glass window to rear aspect.

#### **Outside**

Occupying a remote and peaceful position, this home is approached by a large brickweave driveway providing ample off-road parking for four vehicles, complete with EV charging point. Opposite, enjoy far-reaching field views offering a picturesque outlook, alongside gated access to the wrap-around garden that surrounds the property.

The rear garden offers a glorious expanse of outdoor space, featuring a sprawling lawn surrounded by numerous plant beds, fruit trees, mature trees, further enhanced by a tranquil pond, and a dedicated vegetable patch for keen gardeners which benefits from stunning countryside views.

Set within the grounds are several outbuildings, including a Rhino greenhouse, Scott's shed and Scott's workshop equipped with power and lighting. Together within the boundaries, there is a separate cottage garden offering further helpful outbuildings which include a timber storage shed and clay lump semi detached workshop. The property is fully enclosed by mature hedging and fencing which provides a level of security and privacy to the home, still retaining access onto King Row. The Garage is accessed from the rear, with a gate onto the access road and onto King Row

#### **Garage**

15' 9" x 8' 2" ( 4.80m x 2.49m )

Original precast concrete garage with concrete base.

#### **Agents Note**

The property benefits from a private water supply via its own borehole with a filter in the brick and flint shed to rear, and a recently installed sewage treatment plant complying with current regulations is shared with next door, where it is located. The solar panels are guaranteed to provide a Feed in Tariff income of around £800 per year until 2039.

#### **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 post office, a public house and an attractive church.



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## Friendly Cottage King Row, Shipdham Thetford

- GUIDE PRICE £400,000-£425,000
- Substantial Garden - Including 4 Outbuildings, Garage And Greenhouse
- Stunning Kitchen Dining Room with Separate Reception Space And Utility
- 4 Bedroom Family Home With 1595 sq2 Of Living Accommodation with Generous Lounge And Conservatory
- Ground Floor Shower Room And First Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



Ground Floor



First Floor



Garage

Total floor area 148.1 m<sup>2</sup> (1,595 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:  
DRM117383 - 0009

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