



**Thorpe Farm Cottages, Shadwell Thetford IP24 2RX**



**welcome to**

## **Thorpe Farm Cottages, Shadwell Thetford**

This charming and well-maintained three-bedroom mid-terraced home in peaceful Shadwell offers a spacious lounge with wood burner, open-plan kitchen/dining room, ground-floor bathroom, and generous bedrooms. With off-road parking, rear gardens with field views, and easy access to amenities.

### **Location**

Located in a tranquil setting yet offering easy access to Thetford and Diss and their amenities, this delightful home combines charm, character, and modern convenience-an ideal choice for those seeking countryside living with contemporary comforts.

### **Entrance Porch Lounge**

13' 10" x 13' 9" ( 4.22m x 4.19m )

Window to front aspect, wood burner, feature beams, laminate flooring.

### **Dining Room**

8' 10" x 8' 4" ( 2.69m x 2.54m )

Built in units, space for dining table, radiator, tiled flooring.

### **Kitchen**

7' 7" x 9' 2" ( 2.31m x 2.79m )

Window to rear aspect, wall and base units, butler's sink, access to utility room, tiled flooring.

### **Utility Room**

4' x 8' 9" ( 1.22m x 2.67m )

Door to rear aspect, space for white goods, tiled flooring.

### **Bedroom 1**

15' 2" x 9' 4" ( 4.62m x 2.84m )

Window to rear aspect, radiator, carpet flooring.

### **Bedroom 2**

14' 9" x 7' 1" ( 4.50m x 2.16m )

Window to front aspect, radiator, carpet flooring.

### **Bedroom 3**

7' 4" x 9' 5" ( 2.24m x 2.87m )

Window to front aspect, radiator, carpet flooring.

### **Bathroom**

Window to rear aspect, w/c, bath tub, shower cubical, wash hand basin, heated towel rail, tiled flooring.

### **Parking**

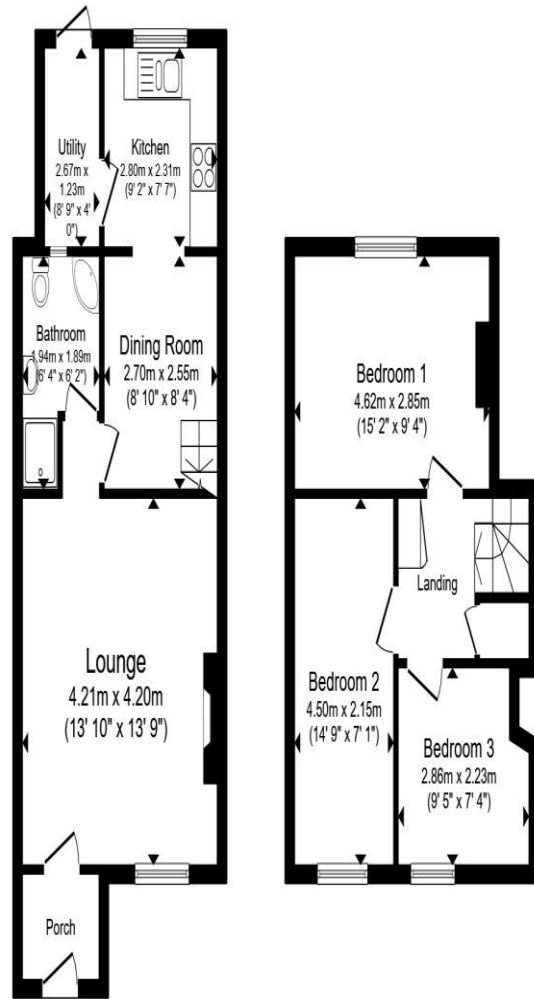
Driveway for off road parking.

### **Front Garden**

Concrete, oil tank, space for parking.

### **Rear Garden**

Spacious rear garden, turfed lawn, garden shed, field views.



**Ground Floor**

**First Floor**

Total floor area 75.2 m<sup>2</sup> (809 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](http://www.propertybox.io)



**welcome to**  
**Thorpe Farm Cottages,**  
**Shadwell Thetford**

- Three-bedroom mid-terraced house
- Lounge with newly installed wood burner
- Rear garden with stunning field views
- Off-road parking
- Character features

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

**£255,000**



**view this property online** [williamhbrown.co.uk/Property/DSS111343](http://williamhbrown.co.uk/Property/DSS111343)



Property Ref:  
DSS111343 - 0003

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**



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**