



Bixley Cottage Pound Green Lane, Shipdham Thetford IP25 7LS

welcome to

Bixley Cottage Pound Green Lane, Shipdham Thetford

> > GARAGE! A charming four/five bedroom semi-detached cottage, situated in a popular position in the well-regarded village of Shipdham. Boasting a fully fitted kitchen/diner, integrated garage, driveway, generous well-maintained rear garden, and stunning character features throughout.



The Accommodation

Part glazed external entrance door opening to:

Lounge

27' x 15' 1" (8.23m x 4.60m)

Engineered bamboo wood flooring, staircase rising to the first floor accommodation, radiator, wood burner with fireplace surround and mantle, double glazed bay window to front aspect.

Kitchen / Diner

26' 8" x 10' 6" (8.13m x 3.20m)

A comprehensive range of wall and floor mounted fitted kitchen shaker-style units with work surfaces over, five ring induction hob with extractor over, plumbing for washing machine, plumbing for dishwasher, inset composite one and a half bowl sink and drainer, space for fridge/freezer, velux window, double glazed windows to rear aspect, engineered bamboo wood flooring, external entrance door opening to rear garden.

Ground Floor Shower Room

Part tiled suite comprising low level w.c, hand wash basin, walk-in shower cubicle with detachable head and rain shower, radiator, double glazed window to side aspect.

First Floor Landing

Laminate flooring.

Bedroom 1

12' 3" x 11' 1" (3.73m x 3.38m)

Carpet flooring, radiator, built-in wardrobes, double glazed window to front aspect.

Bedroom 2

11' 6" x 10' (3.51m x 3.05m)

Laminate flooring, radiator, double glazed window to front aspect.

Bedroom 3

10' 8" x 8' 6" (3.25m x 2.59m)

Laminate flooring, radiator, double glazed window to rear aspect.

Bedroom 4

11' 6" x 7' 5" (3.51m x 2.26m)

Carpet flooring, radiator, built-in wardrobe, double glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, P-shaped panel bath with shower fixture over, vinyl flooring, double glazed window to rear aspect.

Bedroom 5

13' x 11' 6" (3.96m x 3.51m)

Laminate flooring, radiator, velux window to rear aspect, eaves storage.

Outside

To the front of the property, a gravel driveway provides off-road parking and access to the integrated garage. The property is bordered with hedging and fencing.

To the rear, a generous garden provides a wonderful space to unwind and relax in the warmer months, with a patio seating area, lawn and various trees, shrubs to keep the keen gardener entertained and a large garden shed which has power and light.

Location

The well regarded village of Shipdham is located within the Breckland district in Norfolk and lies approximately 5 miles midway between neighbouring Market towns of Watton and Dereham. Known as the longest village in Norfolk, Shipdham enjoys many appealing amenities including primary school, doctor's surgery, post office, shops, cafe, pub, garages, playing field and children's play area, there are various connections by bus to the neighbouring villages and towns, with the picturesque Norfolk coast being reached in approximately 1 hour. The village boasts an impressive All Saints church in the centre and enjoys various peaceful countryside walks.



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



view this property online williamhbrown.co.uk/Property/WAT108303



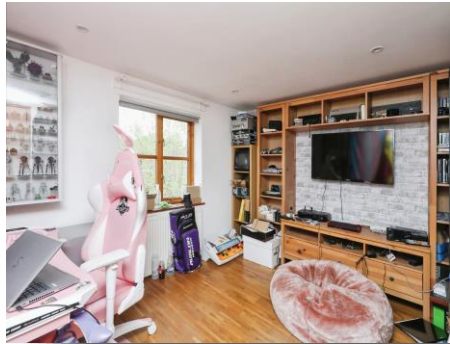
welcome to

Bixley Cottage Pound Green Lane, Shipdham Thetford

- Four/Five bedroom semi-detached cottage
- Generous rear garden
- Driveway and garage
- Double glazed windows
- Gas-fired central heating

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT108303](https://www.williamhbrown.co.uk/Property/WAT108303)



Property Ref:
WAT108303 - 0002

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



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk