



**Pound Green Lane, Shipdham, Thetford, IP25 7LS**

**welcome to**

**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!



## Description

William H Brown are extremely pleased to bring this wonderful, charming four/five bedroom semi-detached cottage to market, presented in excellent order throughout offering ample accommodation and retained character features. Boasting a sought-after, conveniently positioned location in the popular village of Shipdham, the property is only a short drive away to the nearby local market towns of Watton and Dereham.

In brief, the spacious accommodation comprises; entrance porch, lounge, kitchen/diner, ground floor shower room. This is complemented by the first floor accommodation comprising landing, four spacious bedrooms, family bathroom and a further fifth bedroom to the second floor.

Coupled with the accommodation, the property also boasts gas-fired central heating, double glazed windows, a generous rear garden, gated driveway parking and an integral garage.

Appealing to an assortment of buyers, this property is sure to be popular! Enquire with the office now to arrange your early and internal inspection!

## 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.



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## 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.

welcome to

## Pound Green Lane, Shipdham, Thetford

- Four/Five bedroom semi-detached cottage
- Generous rear garden
- Driveway and garage
- Double glazed windows
- Gas-fired central heating
- Two bathroom suites
- Spacious lounge
- Located in the sought-after village of Shipdham

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108303 - 0003

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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.



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