









welcome to

Summer House Church Lane, Shipdham Thetford

> > GENEROUS PLOT! A fabulous one bedroom bungalow offered with NO ONWARD CHAIN located on the outskirts of the village of Shipdham. Boasting off-road parking, a remote, rural location, generous plot, modern fixtures and fittings and more!













The Accommodation:

External entrance door opening to:

Lounge

15' 7" x 12' 11" (4.75m x 3.94m) Carpet flooring, double glazed window to front aspect, log burner.

Kitchen

7' 4" x 6' 10" (2.24m x 2.08m)

A range of wall and floor mounted fitted kitchen units with wooden work surfaces over, gas-fired hob, double oven, space for washing machine, space for under-counter fridge/freezer, inset sink and drainer, double glazed window to front aspect.

Bedroom

10' 5" \times 12' 7" ($3.17m \times 3.84m$) Carpet flooring, double glazed window to front aspect.

Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle, tiled flooring, heated towel rail.

Outside

The property benefits from allocated parking close to the entrance. The garden is mainly laid to patio slabs with a gorgeous pond in the centre providing a wonderful habitat for fish and aquatic plants. Outbuildings provide additional storage.

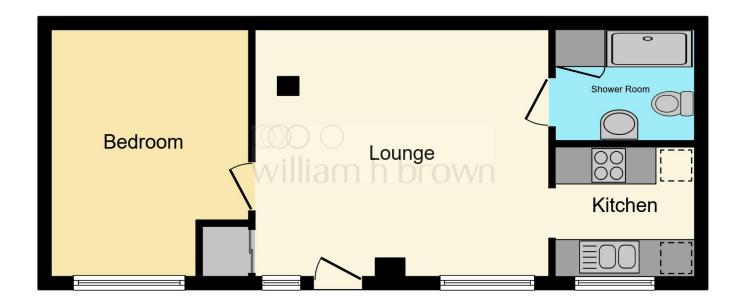
Location

Shipdham is Norfolk's longest village situated about 5 miles equi-distant of the bustling market towns of Dereham and Watton. It has extensive amenities including a primary school, which incorporates a play group, shops and an attractive church. There are regular bus services to both Dereham and Watton.

Agents Note

There is an easement & right of access on the title, please enquire with the branch.

Waste from the property is served by Septic Tank. Contact the branch for more details



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





welcome to

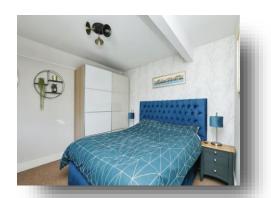
Summer House Church Lane, Shipdham Thetford

- One bedroom semi-detached bungalow
- Fabulous location
- Generous plot
- Off-road parking
- Modern fixtures and fittings

Tenure: Freehold EPC Rating: D

offers in excess of

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108612



Property Ref: WAT108612 - 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.





01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk

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.