



Summer House Church Lane, Shipdham Thetford IP25 7JZ

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" x 12' 7" (3.17m x 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



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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

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Property Ref:
WAT108612 - 0003

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