



**Petina Chapel Street, Shipdham Thetford IP25 7LB**



**welcome to**

**Petina Chapel Street, Shipdham Thetford**

> > DOUBLE GARAGE! This substantial family home stands within a small group of similar properties centrally within the mid-Norfolk village of Shipdham, midway between the market towns of Dereham and Watton. Internal viewings are essential to appreciate this spacious, well-presented family home!



## Reception Hall

With door in from the front aspect, stairs with storage under leading to the first floor. Doors lead to the principal reception rooms as well as kitchen/breakfast room, and there is attractive wooden flooring which extends through to the kitchen.

## Cloakroom

With white suite comprising WC with concealed cistern, vanity hand wash basin with storage under.

## Lounge

20' 2" x 12' 6" ( 6.15m x 3.81m )

A good sized sitting room with a focal point provided by a fireplace, patio doors lead out to the rear garden, and a partially glazed door leads into the study.

## Home Office

20' 1" x 8' 1" ( 6.12m x 2.46m )

Double glazed windows to three aspects, and a further door leading out into the rear garden.

## Bedroom / Family Room

11' 10" x 9' 7" ( 3.61m x 2.92m )

Double glazed front window, radiator.

## Kitchen / Breakfast Room

20' x 9' 10" ( 6.10m x 3.00m )

This well-fitted kitchen has fitted storage cabinets including both cupboard and drawer units to two walls, as well as a larder unit, peninsula bar provides further storage, work space and incorporates a breakfast bar. Granite work surfaces, inset sink unit with mixer tap over and water-softner. There is an inset range-style cooker with extractor hood over, dishwasher and ample space for a free-standing fridge/freezer. There are windows to two aspects, half-glazed door leads to a utility room and a wide, square archway leads into the dining room.

## Dining Room

12' 7" x 9' 11" ( 3.84m x 3.02m )

Ideal as a formal dining room just off the kitchen,

there are French doors leading out to the rear garden and a door back to the reception hall.

## Utility Room

6' 10" x 9' 10" ( 2.08m x 3.00m )

With further base storage units and larder unit matching those of the kitchen/breakfast room, inset stainless steel sink unit with single drainer, plumbing for washing machine and tumble dryer. This room also houses the boiler supplying domestic hot water and central heating systems, a door leads out to the rear garden where the oil tank is situated.

## First Floor Landing

With stairs up from the reception hall which continue up to the second floor, this landing has window to the front aspect, radiator and fitted storage.

## Principal Bedroom

16' 3" x 12' 4" ( 4.95m x 3.76m )

This spacious bedroom has window to the rear overlooking the garden, radiator and an archway to a dressing room, with door to the en-suite.

## Dressing Room

10' 8" x 6' to wardrobes ( 3.25m x 1.83m to wardrobes )

Fitted with a range of wardrobes to one wall, radiator and a second window which overlooks to the rear garden.

## En-Suite

Stylish en-suite fitted with an oversized walk-in shower cubicle with both handheld and overhead showers, WC with concealed cistern, vanity hand wash basin with storage under. Chrome towel rail/radiator, quality tiling to walls and floor.

## Bedroom

13' 6" x 11' 9" ( 4.11m x 3.58m )

Double glazed front window, radiator.

## Bedroom

9' 10" x 9' 8" ( 3.00m x 2.95m )

Double glazed front window, radiator.

## Bedroom

9' 11" x 9' 10" ( 3.02m x 3.00m )

Double glazed rear window, radiator.

## Family Bathroom

Fitted with a four piece suite comprising a cubical shower, paneled bath, low level WC, wash hand basin with storage below, towel radiator, quality tiling to walls and floor, double glazed rear window.

## Second Floor Landing

Doors to:

## Loft Room

28' 3" x 13' 1" min x 20' 3" ( 8.61m x 3.99m min x 20' 3" )

Large attic room with a double glazed velux sky light window,

## Bedroom

12' 6" x 12' 4" ( 3.81m x 3.76m )

Double glazed side window, velux sky light window, radiator.

## External

The property stands within a small group of similar properties and is approached from Chapel Street over a private gravel driveway, through large double gates onto its own driveway which provides plenty of parking to both the front of the property and alongside, where it leads to the detached double garage which has twin up and over doors with window and doors to the rear garden.

The majority of the gardens lie to the rear of the property and is well-planted with central lawn surrounded by mature shrub borders, with an attractive sun terrace adjoining the rear of the property and extending alongside the garage, providing ample outside entertaining and dining space. The gardens are enclosed by fencing and offer an excellent degree of privacy centrally within the village.



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## **Petina Chapel Street, Shipdham Thetford**

- Detached Family Home
- Six Bedrooms
- Cloakroom, En-Suite & Family Bathroom
- Home Office with Two Additional Reception Rooms
- Private Gravel Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108722 - 0004

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