



75 Pound Green Lane

Offers Over £365,000

A stunningly presented extended four-bedroom detached house situated in the sought-after village location of Shipdham. This amazing home boasts a show home standard kitchen that would impress most!

This property benefits from a separate porch that leads to a welcoming entrance hall, this space is complemented by an adjacent cloakroom/WC. A cosy living room can be found, with patio doors leading to the garden. Further on, is the showstopper, a stunning royal blue fitted kitchen/diner that presents an amazing central island unit/breakfast bar; these are complemented by granite worktops. You will also find a range of integrated appliances including an induction hob with a stylish overhead circular extractor fan, two integrated ovens and microwave, fridge/freezer, washing machine and dishwasher. This opens to an extension proving a family room with an orangery styled skylight and patio doors to garden.

Upstairs, are the four bedrooms, of which two are full double in sized, plus a generous single room and box room. A family bathroom suite with panelled bathtub and overhead shower service these rooms.

Outside, to the front, is a front garden space with laid grass overlooking a grass verge and tree. To the rear of the property, a wrap around L-shaped garden can be found with laid grass, patio plus sheds. To the back of the property is a double garage and driveway.

Double glazed throughout, gas central heating, and underfloor heating to kitchen/family room.



We have also been advised by the vendor that there is planning permission to create further off-street parking to the side of the property via a dropped curb. We have also been advised that the property has received a full re-wire.

Situation

Shipdham is a well-served village offering a variety of amenities and regular bus service between Watton and Dereham. The slightly closer town, Dereham, boasts a good range of both independent shops and retailers, as well as several national supermarkets, including a Tesco Extra, Co-op and Morisons. The town has two secondary schools, range of cafe's, bistro's and restaurants along with transport links into Norwich City centre, King's Lynn and Swaffham.

Directions

To find this property leave Dereham on the A1075 Watton Road and proceed for about 5 miles into the village of Shipdham. After a short distance, take the left hand turning into Pound Green Lane where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

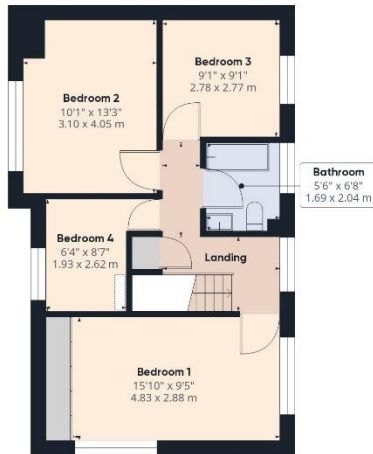
This property is being marketed by our Dereham office and the property reference is AD0186.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



Approximate total area¹⁾
1337.01 ft²
124.21 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	TBC	
England, Scotland & Wales	EU Directive 2002/91/EC	

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