



This extremely spacious detached house benefits from flexible accommodation throughout providing 4/5 bedrooms, 2/3 reception rooms, en-suite to the master and large family bathroom. The property also boasts ample off-road parking on a private gravel driveway, double garage and enclosed rear garden.

Available: Beginning of August 2023

Furnishing: Unfurnished

Council Tax: Band D

No smokers

No pets

Damage Deposit: £1,495.00

Holding Deposit: £299.00

Directions

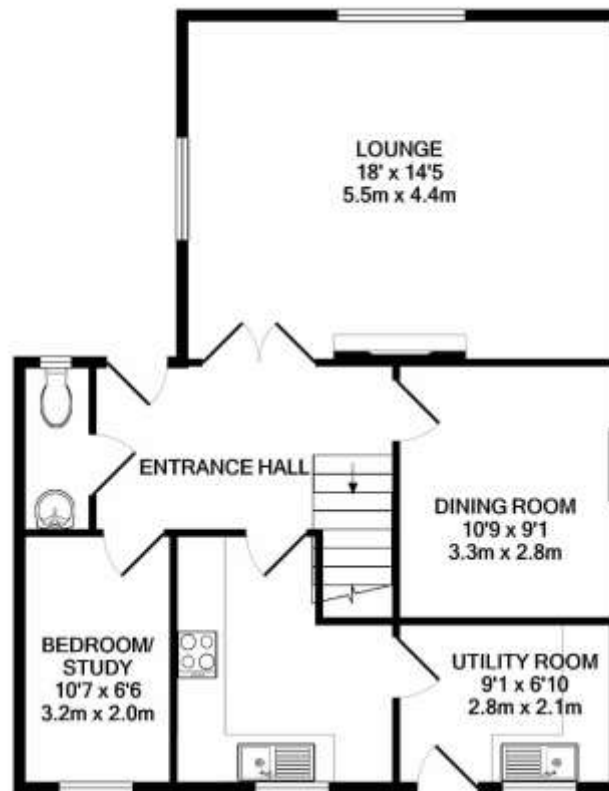
To find this property leave Dereham on the A1075 Watton Road and proceed for about 5 miles into the village of Shipdham. After a short distance, take the left hand turning into Pound Green Lane and the property will be found on the left hand side shortly before the right hand bend with a 'To Let' board erected for ease of identification.

Situation

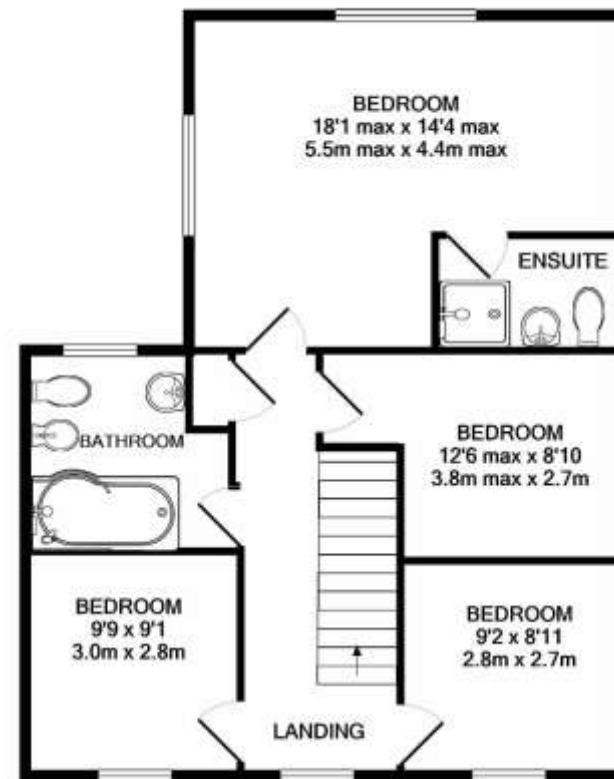
Shipdham is a large well served thriving village with excellent local shops, Doctors surgery, thriving community centre and many other amenities. The market towns of both Dereham and Watton are within easy reach and there are regular bus services.

N.B: It should be noted that the photographs were taken prior to the current tenancy.

EPC Rating: D/61



GROUND FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 684 SQ.FT.
(63.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1377 SQ.FT. (127.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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