



Kimrojay, 15 Fen Folgate

£279,995

A spacious four double bedroom detached chalet situated within the popular village location of Shipdham.

This home is ideal for a growing family or someone looking for extra and versatile space.

As you enter the property, you are greeted by an entrance hall that leads to adjacent rooms and staircase to the first floor.

There is a spacious living room that is complemented by patio doors leading to the garden, a modern fitted kitchen comprises of base & eye level units, plus roll edge worktop and recess for appliances.

Further on, are two ground floor bedrooms that are serviced by a family bathroom suite.

Upstairs, are a further two double bedrooms that have access to a first-floor cloakroom.

Outside, to the front, is off-street parking via a driveway that leads to garage.

To the rear, is a landscaped garden laid to grass with patio and surround flower beds & shrubs.

The property backs onto woodland to add a quaint setting.

Services - Gas central heating. Mains water, drainage, and electricity are connected.



Situation

Shipdham is a large, well served village offering a variety of amenities and regular bus service to both Watton and Dereham. The town of 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

Leave Dereham on the A1075 Watton Road and after passing through Toftwood proceed for roughly 4 miles before entering the village of Shipdham. Continue through the village and just before the church turn left into Mill Road, then take the right hand turning into Fen Folgate. 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.

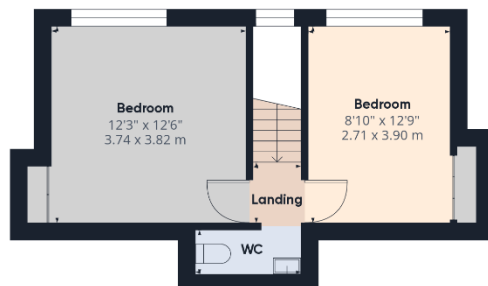
This property is being marketed by our Dereham office and the property reference is AD0404.

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

PARSONS
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Approximate total area[®]

1155.49 ft²

107.35 m²

Reduced headroom

19.05 ft²

1.77 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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