



THE STORY OF

47 Market Street

Shipdham, Norfolk

SOWERBYS



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47 Market Street

Shipdham, Norfolk
IP25 7LZ

Light-Filled Interiors with Stylish
Finishes Throughout

Flexible Fifth Bedroom Ideal as
Home Office or Studio

Private, Mature Rear Garden - Perfect
for Entertaining or Relaxing

Off-Road Parking Available

Situated in the Heart of the Charming
Village of Shipdham

Close to Local Shops, School,
and Countryside Walks

Move-In Ready with Further Scope to Personalise

SOWERBYS DEREHAM OFFICE

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Located in the heart of the picturesque village of Shipdham, 47 Market Street is a home where thoughtful design meets relaxed countryside living. This striking four/five bedroom residence has been lovingly extended and updated to create a spacious, flexible, and stylish home that caters perfectly to modern family life.

Step inside and you're immediately welcomed by a warm, open-plan living area - a true hub of the home. With generous space to cook, dine, and unwind, it's perfect for everything from cosy nights in with the family to lively weekend gatherings with friends. Light-filled and sociable, this is a home designed to be lived in and enjoyed.

Upstairs, the bedrooms offer peaceful retreats, with room to grow for families or space to work from home in comfort. The fifth bedroom doubles beautifully as a study or creative studio, adding to the home's versatility.

Outside, the garden offers a tranquil spot to enjoy morning coffee, summer BBQs, or quiet afternoons in the sun. Whether you're a keen gardener or simply love spending time outdoors, the space is private, practical and full of potential. Off-road parking adds further convenience.

Located in a charming village setting with a strong sense of community, yet within easy reach of local amenities, schools and countryside walks, 47 Market Street offers the perfect balance of village charm and modern convenience.

A home to grow in, to entertain in, and to relax in - this is lifestyle living at its best. Early viewing is highly recommended to fully appreciate all that this beautiful property has to offer.



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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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Shipdham

NORFOLK'S LONGEST VILLAGE

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from the Vendor



"...47 Market Street is a home where thoughtful design meets relaxed countryside living."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 2714-3027-5206-8027-9204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sideburns.petrified.object

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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