



Introducing
Dolphin Farm
Shadwell

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into an entrance hall which leads to the well proportioned single floor accommodation. The bespoke modern fitted kitchen is home to a wealth of both cupboard and worktop units, perfect for those looking to display their culinary skills. The fully equipped kitchen is offered with a range of integral appliances including an electric oven, hob, dishwasher, fridge and freezer. Completing the kitchen is a useful larder cupboard.

Separate from the kitchen is a utility room with plumbing ready for a washing machine. Accessible from the utility is a shower room in addition to a cloakroom with WC.

Bathed in natural light, the extensive sitting room boasts versatile dimensions for all desired contents/furnishings and features french doors leading to a private rear patio area. Beyond the sitting room, prospective tenants will find the bedroom and bathroom accommodation.

The principal bedroom within the property is an spacious double room enjoying a dual aspect of the beautifully landscaped surrounding gardens. Both the second and third bedrooms are smaller double rooms allowing for traditional furnishings. Complementing the bedrooms, the main bathroom comprises a shower over bath, wash basin and WC.

The property is approached via private gated gravel driveway providing parking for up to six vehicles leading to a timber structure double garage including a studio which could be utilised as an office/study for those working remotely, or as a gym! The beautifully landscaped surrounding gardens feature a low maintenance lawn, a patio area and a wealth of mature shrubbery.

Beyond the property, prospective tenants will find equestrian facilities comprising a four piece stable block and a paddock covering approximately 1.91 acres.

Available Now.

SHADWELL

Shadwell is a small village approximately 5 miles east of Thetford.

The sought-after market town of Thetford benefits from its

well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

Its location by the A11 means Norwich is just 25 miles away by car and Bury St Edmunds just 15 miles, while the dual carriageway all the way to the A14 means Newmarket and Cambridge are an easy commute.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words - [///detained.originals.pepper](https://www.what3words.com/what3words/detainedoriginalspepper)

AGENT'S NOTES

Pets By Negotiation

Unfurnished

Available Now

12 Month Initial Tenancy

Oil Central Heating



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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