



Introducing
11 Pound Green Close,
Shipdham

SOWERBYS

Step inside and you are immediately welcomed into the entrance hallway, which provides access to all rooms as well as cupboards housing the gas boiler and hot water cylinder. The kitchen has been thoughtfully updated with contemporary fittings, generous workspace, and designated areas for appliances. A further pantry cupboard offers additional storage, making the space as practical as it is stylish.

The bathroom continues the modern theme with a large walk-in shower, creating a clean and elegant space for your daily routine.

The main bedroom is a double, while the second bedroom is a comfortable single. Throughout, the bungalow has been decorated in neutral tones and is well-maintained.

Outside, low-maintenance gardens to the front and rear of the property provide the ideal spot to enjoy the outdoors.

SHIPDHAM

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.

AGENTS NOTE

Unfurnished.

No smoking.

One small pet considered.

Gas central heating and UPVC double glazing.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. 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

What Three Words: [///friend.timer.city](https://friend.timer.city)



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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