



Puddle Cottage Birds Corner, Shipdham Thetford IP25 7NH

welcome to

Puddle Cottage Birds Corner, Shipdham Thetford

Step inside this stunning 3 bedroom cottage, which has been enhanced by the current owners with new fittings & modern touches, while carefully retaining its original character. Boasting 2 reception rooms, kitchen, utility, delightful private rear garden, summer house, shingle driveway & much more.



This beautifully presented three-bedroom detached cottage has been thoughtfully enhanced by the current owners to combine period character with the comforts of modern living, with new flooring, bathroom, fuse and new oil combi boiler.

Nestled within the small hamlet of Bird's Corner in the well-served village of Shipdham, the home offers a welcoming entrance porch leading into a versatile reception/dining room, alongside a charming dual-aspect lounge featuring exposed beam and a log burner set within a brick surround with tiled hearth. The stylish fitted kitchen is complemented by a convenient utility and cloakroom.

Upstairs, the first-floor landing gives access to a bordered loft, a principal bedroom with built-in wardrobes, two further bedrooms, and an attractive four-piece family bathroom. Outside, the property is approached by a shingle driveway and boasts a re-designed split-level rear garden, non-overlooked and beautifully maintained, providing a wonderful space for relaxation and entertaining. Additional benefits include new WiFi enabled central heating and hot water system fitted, oil central heating, double glazed windows, and a water filtration system. The property is also fitted with solar panels which assist in heating the hot water, helping to reduce energy costs.

This truly is a fantastic home blending charm, comfort, and practicality.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Pamment tiled flooring, double glazed window to side aspect and door opening to;

Reception Room

14' 8" x 5' 10" (4.47m x 1.78m)

Tiled flooring, door opening to stairs rising to first floor landing, alcove with storage space, radiator, double glazed windows to front and rear aspects, door opening to kitchen and further door to;

Lounge

14' 8" x 12' 1" (4.47m x 3.68m)

Dual aspect room with tiled flooring, central log burner with tiled hearth and exposed brick, exposed ceiling beam, radiator and double glazed windows to front and side aspects.

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m)

A modern range of wall and floor mounted base units with wooden worktops over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for dishwasher, Pamment tiled flooring, under-cabinet lighting, ceiling spotlights, dual aspect double glazed windows to front and side aspects, and door opening to;

Utility Room

6' 6" x 5' 10" (1.98m x 1.78m)

A matching range of wall and floor mounted base units with wooden worktops over, inset stainless steel sink with mixer tap, tiled splashbacks, space for washing machine, Pamment tiled flooring, ceiling spotlights, double glazed external door opening to the side aspect and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank and solar panel control, radiator, double glazed window to rear aspect and doors opening to all bedrooms and family bathroom.

Bedroom One

14' 8" x 10' 2" (4.47m x 3.10m)

Fitted carpet flooring, two built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

10' 9" x 8' 2" (3.28m x 2.49m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

9' 3" x 8' 8" (2.82m x 2.64m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, radiator and dual aspect obscure glass double glazed windows to side and rear aspects.

Outside

To the front of the property, there is a shingle driveway which provides sufficient off-road parking space. The home is partially enclosed with brick walling and established hedging which creates a level of privacy. Access is provided to the main entrance and side gate.

The property boasts a beautifully maintained split-level rear garden, offering both privacy and versatility. A patio seating area provides the perfect spot for outdoor relaxation, with steps rising to a well-kept lawn that wraps around to the site, creating well-proportioned space for recreation and enjoyment. The garden is enhanced by a variety of planted borders and mature trees, along with a further tucked-away seating area that adds charm and seclusion. A gate leads through to an additional patio area and a timber shed, complete with power and lighting - ideal for storage.

Location

Shipdham is a very pleasant and quiet community-centred village and civil parish approximately 5 miles south-south-west of the market town of Dereham. Offering well-served amenities including schools, shops, post office, doctor's surgery, allotments, two public houses, park and playing fields there are bus route connections to local Market towns Dereham and Watton and also coach service to popular City of Norwich.



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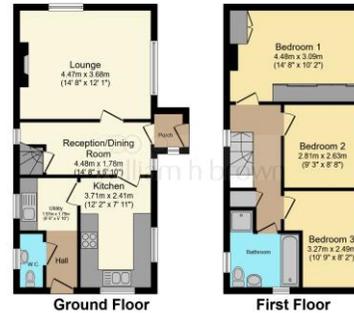
- GUIDE PRICE £315,000 - £325,000
- Immaculate 3 Bedroom Detached Cottage
- Combines Character And Modern Living
- Stylish Fitted Kitchen Plus Separate Utility
- Welcoming Lounge With Exposed Beam And Log Burner

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£315,000



Total floor area 85.2 m² (917 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplan.com



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Property Ref:
DRM117657 - 0004

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