8 Larwood Way

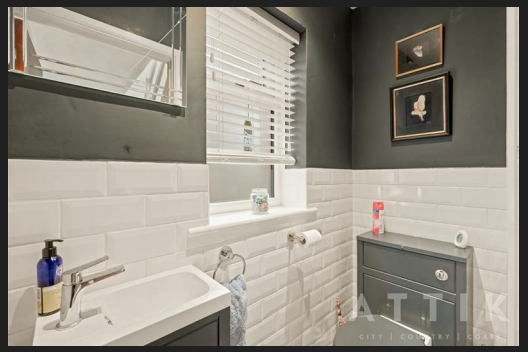
Shipdham

IP25 7LN









ATTIK

CITY | COUNTRY | COAST

8 Larwood Way

Asking Price £250,000

The generous detached family home...
Occupying a peaceful position towards the end of a small cul-de-sac of just ten homes, this well-presented three-bedroom detached house offers comfortable living accommodation, a private garden and excellent potential for future extension, subject to the necessary consents.

The property enjoys a convenient location within easy walking distance of Shipdham's village amenities, including the highly regarded primary school, doctor's surgery, local shops and everyday services, all of which can be reached in around five to ten minutes on foot. Surrounded by the attractive Norfolk countryside, Shipdham provides a wonderful balance of village life and accessibility, with the market towns of Dereham and Watton nearby and the city of Norwich approximately 20 miles away, offering extensive shopping, dining, leisure facilities and rail links.

The accommodation is bright and welcoming throughout. A spacious lounge-diner enjoys views over the rear garden and benefits from excellent natural light, while the well-appointed kitchen breakfast room features quality solid wood cabinetry, quartz worktops and integrated Bosch appliances. A recently updated cloakroom completes the ground floor.

Upstairs, there are three bedrooms, including a generous principal bedroom with attractive views across the garden towards open countryside beyond. The remaining bedrooms provide flexible space for family living, guests or home working, and are served by a family bathroom.

Externally, the property offers a resin driveway providing off-road parking, together with a garage featuring an electric roller door and useful workshop/storage space. The rear garden is private and well established, with mature planting, lawned areas and seating spaces designed to make the most of the peaceful surroundings. Beyond neighbouring gardens, glimpses of open fields add to the sense of space and privacy, while the west-facing aspect provides impressive evening sunsets.

The property has benefited from a number of improvements, including replacement windows and doors, a modern Worcester boiler, updated consumer unit and a recently renewed garage roof. Furthermore, neighbouring properties demonstrate the potential to extend above the garage and to the rear, making this an attractive opportunity for buyers seeking a home with scope to grow.

Offered for sale with no onward chain, 8 Larwood Way presents an excellent opportunity to secure a detached home in one of Mid Norfolk's most popular villages.

Agents notes...
A pre-recorded walkaround tour is available for this property

Local Authority
Breckland

Council Tax Band C

EPC Rating D







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