



Keystone, Chapel Street, Shipdham, IP25 7LB

welcome to

Keystone, Chapel Street, Shipdham

A spacious three-bedroom detached home located in the popular village of Shipdham, offering versatile living accommodation including a lounge with conservatory, dining room, office, utility room and ground floor shower room. Outside benefits from a large driveway providing ample off-road parking.



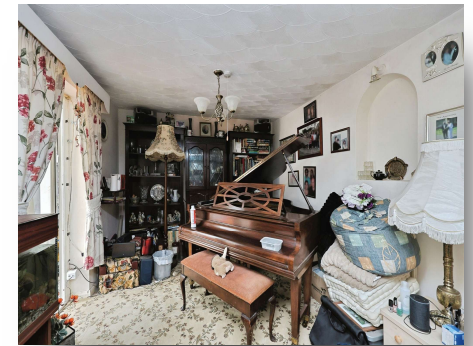
We are delighted to offer this three-bedroom detached family home situated in the popular village of Shipdham. Occupying a generous plot, the property benefits from a substantial driveway, spacious rear garden, conservatory, utility room, and versatile living accommodation throughout.

The ground floor comprises a welcoming and spacious lounge featuring a central gas fireplace, which flows seamlessly into the bright and airy conservatory overlooking the rear garden. The kitchen is fitted with a range of wall and base units and offers ample space for appliances. A useful utility room provides additional storage and side access to the property. Further accommodation includes a modern ground-floor shower room with walk-in shower, a generous dining room, and a large office, ideal for those working from home or requiring additional reception space.

To the first floor, there are three bedrooms, including two well-proportioned double bedrooms and a further single bedroom, together with a convenient cloakroom/WC.

Externally, the property is set back from the road and enjoys a large driveway providing ample off-road parking, alongside an area of lawn to the front. The enclosed rear garden is predominantly laid to lawn and is complemented by a variety of mature shrubs and trees, creating a private and attractive outdoor space perfect for families and entertaining.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Keystone, Chapel Street, Shipdham

- Three-bedroom detached family home
- Spacious lounge with feature gas fireplace
- Bright and airy conservatory
- Separate dining room and office/study
- Fitted kitchen with utility room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118275 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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