



**Market Street, Shipdham, IP25 7LZ**

**welcome to**

**Market Street, Shipdham**

Beautifully presented 3-bed detached family home in a sought-after village! Offering modern living with dual aspect lounge, dining room, fitted kitchen & bathroom, attractive rear garden with versatile summer house, driveway parking, & detached garage - ready to move straight in!!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Wooden flooring and door opening to;

### Lounge

15' 6" x 12' 2" ( 4.72m x 3.71m )

Dual aspect room with wooden flooring, inset ceiling spotlights, radiator, double glazed windows to front and side aspects, and door opening to;

### Dining Room

11' 6" x 7' 10" ( 3.51m x 2.39m )

Tiled flooring, stairs rising to first floor landing, inset ceiling spotlights, radiator, double glazed French doors opening to the rear garden and archway to;

### Kitchen

14' 5" x 7' 3" ( 4.39m x 2.21m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, built-in electric oven, inset electric hob with splashback and extractor hood over, integrated dishwasher, integrated fridge, space for fridge freezer, space for washing machine, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed external door opening to the side aspect.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

### Bedroom One

12' 1" x 8' 8" ( 3.68m x 2.64m )

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

### Bedroom Two

11' 6" x 7' 10" ( 3.51m x 2.39m )

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

### Bedroom Three

8' 10" x 6' 6" ( 2.69m x 1.98m )

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

### Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### Outside

Set along a popular village road, this home enjoys a good-sized driveway providing off-road parking and access to the detached garage. The frontage is low-maintenance, featuring a lovely brickweave pathway, decorative shingle, and a variety of plant beds. A side gate offers convenient access to the rear garden.

To the rear, the property boasts an attractive and privately-enclosed garden, beautifully maintained and thoughtfully designed to create a peaceful outdoor retreat. The garden is mainly laid to lawn with numerous well-stocked plant beds adding colour and interest throughout the seasons. A brickweave seating area provides a perfect spot for outdoor dining, while a hidden shingle seating space nestled amongst mature planting offers a touch of tranquillity. The garden also features a timber storage shed, greenhouse, personal access to the detached garage and access to a summer house.

### Garage

15' 9" x 8' 8" ( 4.80m x 2.64m )

Power, lighting, double glazed window to rear aspect, double glazed door to side and up and over door to front.

### Summer House

Double glazed windows to front and side aspects and double glazed French doors for entry.

### Location

Shipdham is a well-served village, located between

the market towns of Dereham and Watton and is approximately 22 miles to the centre of Norwich. The village boasts extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a post office, a public house and an attractive church. There is also a regular bus service to both Dereham and Norwich, where further amenities and facilities can be found.



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welcome to

## Market Street, Shipdham

- NO CHAIN
- Neutral And Modern Decor
- Dual Aspect Lounge And Formal Dining Room
- Fitted, Integrated Kitchen
- Private And Generous Garden - Filled With Established Planting

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£270,000**



### directions to this property:

Upon entering Shipdham from the Dereham direction, proceed along Dereham Road and continue into Market Street. The property can be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117351 - 0004

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