



8 Gibson Road

Guide Price £250,000 - £260,000

This beautifully presented detached chalet has been tastefully updated by the current owners, creating a stylish and welcoming home with bright, spacious accommodation throughout.

Situated within a popular village location, the property is ideally suited to those looking for a home ready to move straight into.

At the heart of the property is the impressive modern fitted kitchen/diner, finished to a high standard with sleek cabinetry, quartz worktops and ample space for dining, making it perfect for both everyday living and entertaining.

The light and spacious living room provides a comfortable setting to relax, with plenty of natural light creating a bright and inviting atmosphere.

The accommodation also offers two well-proportioned and bright bedrooms, providing flexibility for couples, small families or those requiring a guest room or home office.

A stylish contemporary bathroom suite completes the internal accommodation.

Outside, the property benefits from an enclosed rear garden, offering a private space for relaxing, entertaining and outdoor dining.

To the front, a driveway provides convenient off-road parking and leads to a single garage, offering additional parking or useful storage.

Recently modernised and beautifully presented throughout, this attractive detached chalet combines modern finishes with versatile accommodation in a popular village setting and is well worth viewing.



Services

Gas central heating.

Mains drainage, electricity, and water are connected.

Situation

Shipdham is a large well served thriving village with excellent local shops, Doctors surgery, thriving community centre and many other amenities.

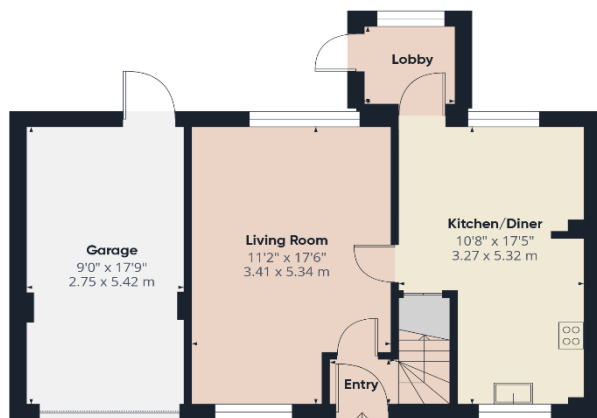
The market towns of both Dereham and Watton are within easy reach and there are regular bus services.

For further information and to arrange your viewing, please contact our friendly and professional staff.

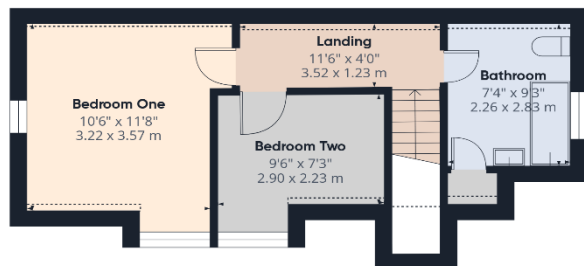
This property is being marketed by our Dereham office and the property reference is AD0699.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

907 ft²
84.4 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78

England & Wales

EU Directive
2002/91/EC



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