



## 8 Gibson Road

**Guide Price £210,000 - £220,000**

This spacious detached house is pleasantly situated within a quiet cul-de-sac in a sought-after village location, offering an ideal blend of privacy and convenience.

The accommodation begins with an entrance hallway leading to a comfortable living room, along with the fitted kitchen providing ample storage and workspace, complemented by a separate dining room.

Upstairs, the property offers two double bedrooms along with a bathroom suite.

Externally, the home benefits from an enclosed rear garden, along with a single garage and off-road parking to the front.

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a peaceful village setting with practical living space.

### Services

Gas central heating. Mains water, drainage, and electricity are connected.



## Situation

Shipdham is a large, well served village offering a variety of amenities and regular bus service to both Watton and Dereham. The town of Dereham, boasts a good range of both independent shops and retailers, as well as several national supermarkets, including a Tesco Extra, Co-op and Morisons. The town has two secondary schools, range of cafe's, bistro's and restaurants along with transport links into Norwich City centre, King's Lynn and Swaffham. The beautiful North Norfolk coast can also be reached within a 40 minute drive from Shipdham.

## Directions

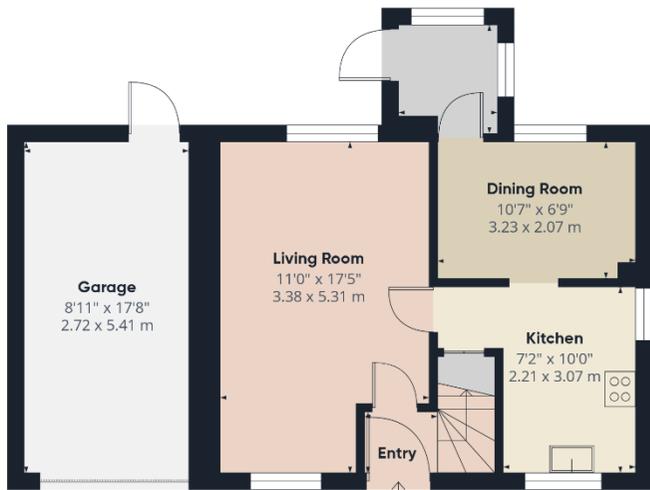
To find the property leave Dereham on the A1075 Watton Road and after passing through Toftwood proceed for roughly 4 miles before entering the village of Shipdham. Continue on Market Street and follow the road past the Church and The Golden Dog Pub. Take the left turning onto Park Estate, continue onto Parkland Avenue and then take the left hand turning onto Gibson Road. The property will be found on the right hand side at the end of the road.

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

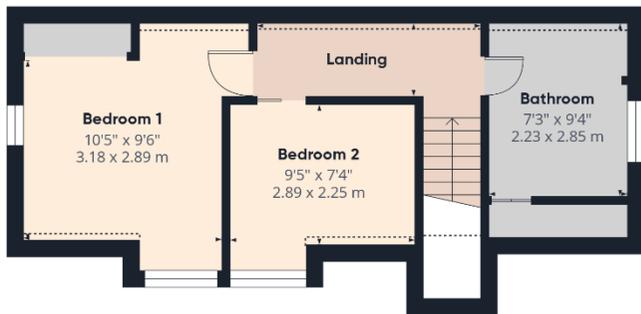
This property is being marketed by our Dereham office and the property reference is AD0564.

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<sup>(1)</sup>

897 ft<sup>2</sup>  
83.5 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

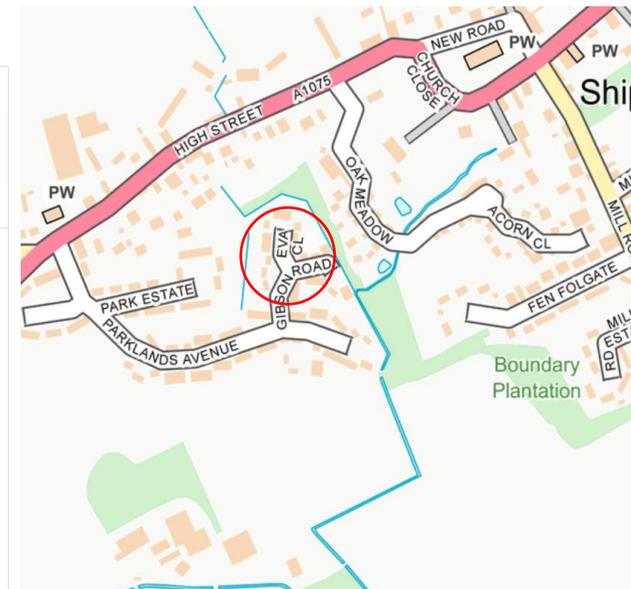
(1) Excluding balconies and terraces

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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