





Eastgate, Shipdham, IP25 7NB

william h brown

welcome to

Eastgate, Shipdham

A spacious four-bedroom semi-detached home in the popular village of Shipdham, offering a garage, generous living accommodation, ground floor bedroom with en-suite, and a large enclosed garden. This property presents an excellent opportunity to create a fantastic family home in a desirable village





We are delighted to bring to the market this four-bedroom semi-detached home situated in the popular village of Shipdham. Offering generous accommodation throughout, including a garage, spacious lounge, garden room, ground floor bedroom with en-suite, and a large enclosed garden, this property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes.

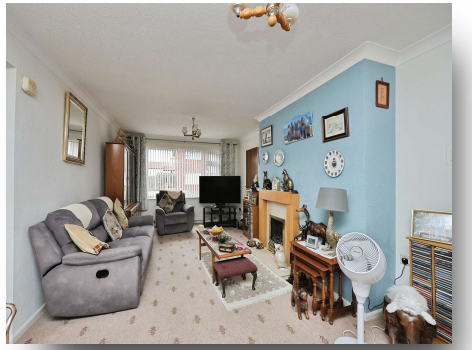
The property is entered via a welcoming porch leading into the hallway. The spacious lounge features an attractive fireplace and flows seamlessly into the bright garden room, where large windows provide views over the rear garden and direct access outside. The kitchen is fitted with a range of cupboards, offers space for appliances, and benefits from a useful pantry. The ground floor also includes a WC, internal access to the garage, and a generous double bedroom with en-suite shower room.

Upstairs, there are three further bedrooms, including two well-proportioned doubles, alongside a family bathroom fitted with a shower over the bath.

Externally, the property enjoys a hardstanding driveway providing off-road parking and access to the garage, complemented by mature shrubs and flower beds. To the rear is a sizeable enclosed garden, predominantly laid to lawn with a patio seating area, established planting, and a garden shed. A fantastic home with great potential in a sought-after village location.

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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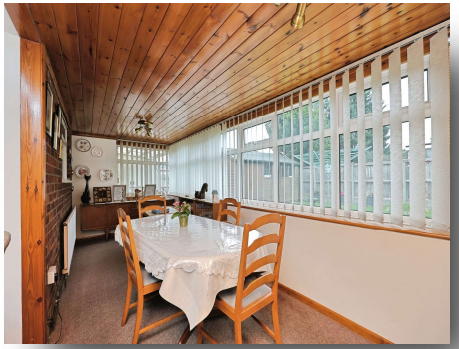
Eastgate, Shipdham

- Four-bedroom semi-detached house
- Popular village location in Shipdham
- Spacious lounge with feature fireplace
- Bright garden room overlooking the rear garden
- Ground floor bedroom with en-suite shower room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

shared ownership

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118399 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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