



Friendly Cottage, King Row, Shipdham, IP25 7RW

welcome to

Friendly Cottage, King Row, Shipdham

Guide £375000-£400000 Gardeners Delight. Outbuildings Galore in a superb 4-bedroom semi-detached cottage, occupying a peaceful setting surrounded by countryside views. The home boasts a stylish kitchen/diner, separate utility, conservatory, fantastic grounds, multiple outbuildings & ample parking!



Gardeners delight! Looking for a view? Look no further- stunning and captivating field views to all sides. Outside space, out buildings and nature on your doorstep!

Situated in a non-estate, remote village setting, the property boasts an entrance porch and hallway leading to a stylish, well-equipped kitchen/dining room complete with integrated appliances, wine cooler, water softener, and dual aspect windows. The inner reception space flows into a practical utility area and sleek modern shower room, while the generous lounge and bright conservatory provide ideal spaces to relax and entertain. A further benefit to this wonderful property, is that the vendors have had the property re-wired.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a contemporary family bathroom. Outside, the expansive garden is thoughtfully landscaped with an abundance of plants, multiple storage options, and a charming decorated produce area. There's also the original concrete garage, ample driveway parking, and lovely countryside views. This modern home comes complete with a convenient EV charger point, perfect for electric vehicle owners.

With solar panels, oil-fired central heating, double glazed windows, and presented in excellent order, this home is move-in ready and perfect for families seeking peaceful village living.

The Accommodation

Entrance Porch

Entrance Hall

Kitchen/Dining Room

19' 5" x 11' 3" (5.92m x 3.43m)

Inner Reception

Utility Room

7' 8" x 6' 3" (2.34m x 1.91m)

Shower Room

Lounge

18' x 10' 1" (5.49m x 3.07m)

Conservatory

15' 9" x 12' 4" (4.80m x 3.76m)

First Floor Landing

Bedroom One

15' 1" x 8' 5" (4.60m x 2.57m)

Bedroom Two

13' 2" x 11' (4.01m x 3.35m)

Bedroom Three

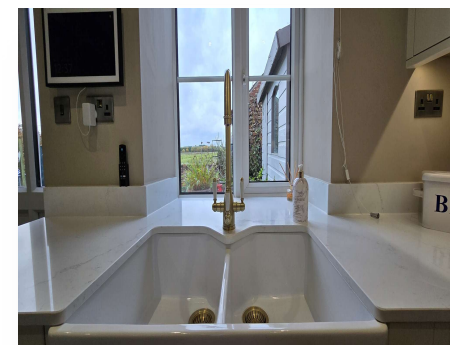
18' 1" x 6' 11" (5.51m x 2.11m)

Bedroom Four

12' 10" x 8' 1" (3.91m x 2.46m)

Family Bathroom

Outside



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directions to this property:

Sat Nav Postcode: IP25 7RW

What3words ///committed.slugs.belief

- GUIDE PRICE £375,000-£400,000
- Substantial Garden - Including 4 Outbuildings, Garage And Greenhouse
- Stunning Kitchen Dining Room with Separate Reception Space And Utility
- 4 Bedroom Family Home With 1595 sq2 Of Living Accommodation with Generous Lounge And Conservatory
- Ground Floor Shower Room And First Floor Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£375,000



view this property online [williamhbrown.co.uk/Property/DRM117383](https://www.williamhbrown.co.uk/Property/DRM117383)

Please note the marker reflects the postcode not the actual property



Property Ref:
DRM117383 - 0014

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