

6 Acorn Close
Shipdham
Thetford
IP25 7FE







6 Acorn Close

Asking Price £450,000

The spacious and private, executive/family home...

Tucked away in a quiet, leafy cul-de-sac in the charming village of Shipdham, 6 Acorn Close presents an exceptional opportunity to enjoy peaceful village life right in the very heart of Norfolk. Set well back from the road behind a generous gravelled driveway with space for multiple vehicles and a detached double garage, this handsome modern home enjoys both privacy and space in equal measure.

From the moment you step inside, it's clear this is a home designed with both comfort and style in mind, plus energy-saving touches including solar PV panels. The entrance hall is wide and welcoming, giving access to a thoughtfully laid-out ground floor that includes a cosy yet spacious lounge with herringbone-effect flooring and French doors opening onto a sun-drenched patio. A generous dining room and a superb kitchen/breakfast room—with sleek blue cabinetry, resin stone worktops, and integrated appliances—make the home as practical as it is elegant. A dedicated study or fifth bedroom, utility room, cloakroom and large under-stair cupboard round out the downstairs accommodation.

Upstairs, four bright and well-proportioned bedrooms await, three doubles and a single, with the principal suite enjoying a luxurious ensuite shower room and delightful garden views. Even the smallest bedroom easily accommodates a single bed and furnishings, offering flexibility for family life or guests. The family bathroom is smartly appointed, with both a bath and a separate shower enclosure.

Outside, the garden wraps around the property, landscaped for both form and function. Mature trees and ornamental borders give a sense of established tranquility, while a greenhouse, vegetable beds, and multiple seating areas make this a haven for keen gardeners and those who simply enjoy alfresco living. At different times throughout the day, each area of the garden enjoys the direct sunlight, whilst other corners offer a shaded escape, making it an ideal setting for entertaining or relaxing through the year.

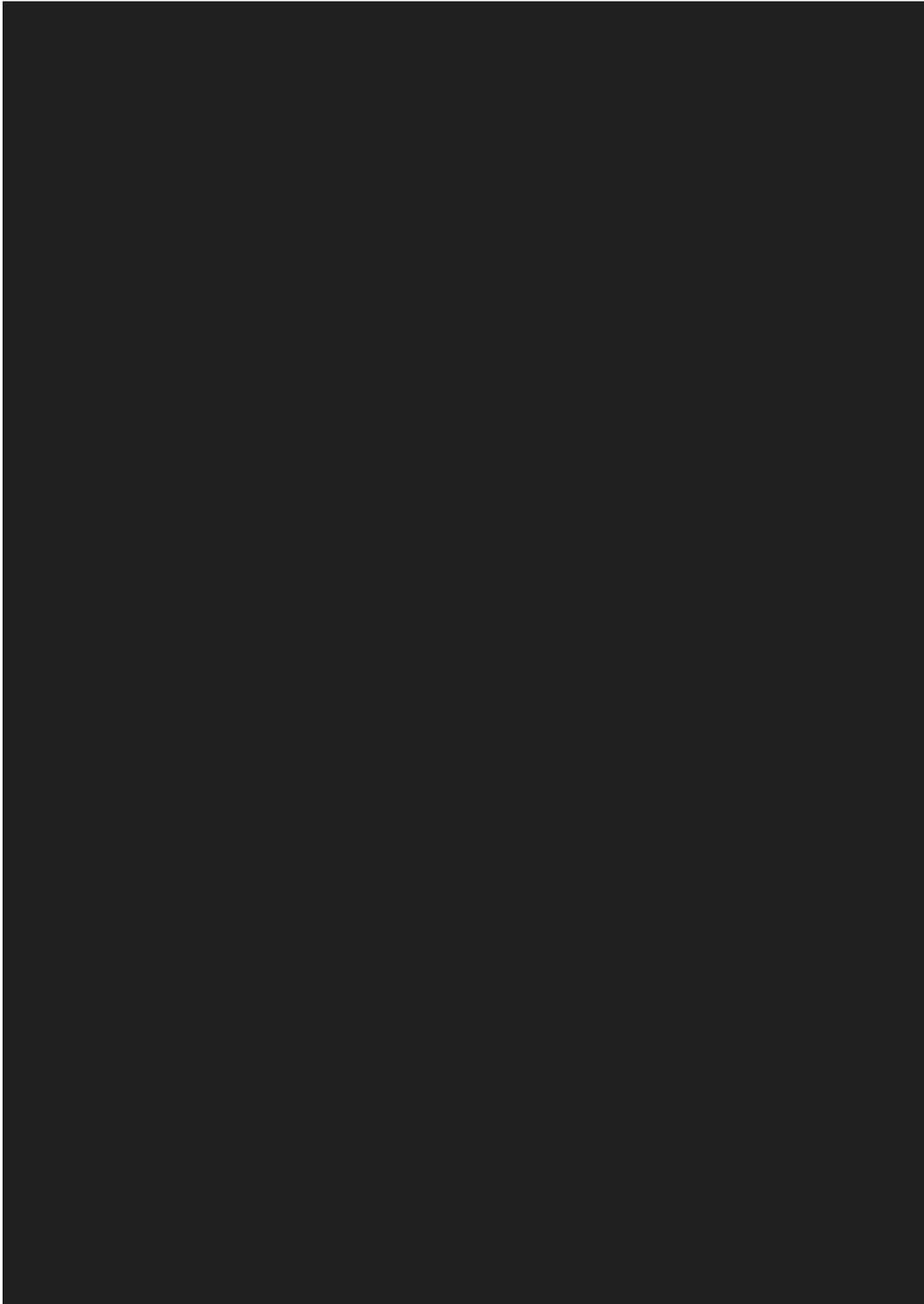
Shipdham itself offers the best of village life—with a primary school, doctor's surgery, village green, and local amenities all within a short walk. Nestled between the market towns of Dereham and Watton, you're never far from a broader range of shops, eateries and services, while excellent road links place the stunning Norfolk coast and the cathedral city of Norwich within easy reach for weekend adventures or commuting.

In short, 6 Acorn Close is a beautifully presented, deceptively spacious home in a superb village location—offering the perfect blend of rural calm and modern convenience, right in the beating heart of Norfolk.

EPC Rating B. Gas central heating.

Agents notes...

A pre-recorded walkaround tour is available for this property



Local Authority
Breckland

Council Tax Band
E

Directions



TOTAL FLOOR AREA: 1955 sq ft (181.6 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	83	83
	EU Directive 2002/91/EC	



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