



The Pavilion

£200,000

A beautifully presented detached bungalow, thoughtfully renovated by the current owner to create a stylish and comfortable home, offered to the market with no onward chain.

The accommodation comprises a welcoming living room featuring a charming wood burner, providing a cosy focal point, alongside a modern fitted kitchen with a contemporary range of units and work surfaces. The property also benefits from a generous double bedroom and a stylish bathroom suite.

Outside, the bungalow enjoys a delightful and private garden, ideal for relaxing or entertaining, complemented by useful storage sheds and a versatile outbuilding with power connected, offering excellent potential as a workshop, hobby room or home office. There is also off-road parking with the added benefit of a shelter.

Occupying a secluded position, this attractive home further benefits from uPVC double glazing throughout and would make an ideal purchase for those seeking a peaceful retreat, a downsize opportunity or a low-maintenance home ready to move straight into.



Services

Heating is via the wood burner, which heats the radiators and hot water. Shared septic tank. Mains water 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 Morrisons. 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.

N.B. Please note this property is timber-framed with timber cladding.

N.B. The property is required to pay a proportionate charge of road repairs. The current charge for 2026 is approximately £40.

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 AD0655

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. 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.





Approximate total area⁽¹⁾
400 ft²
37.1 m²

(1) Excluding balconies and terraces

Calculations reference the BRES (PM) 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GI/RAFFE/360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		TBC
(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

EU Directive 2002/91/EC

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