



Cherry Tree Lodge, High Street, Shipdham, Thetford, IP25 7PA

welcome to

Cherry Tree Lodge, High Street, Shipdham, Thetford

****FANTASTIC GARDENS WITH OUTBUILDINGS**** A fantastic 4 bedroom detached bungalow, occupying a non-estate position within the well-served village of Shipdham. Offering open plan living accommodation, 2 shower rooms, generous enclosed gardens, ample off road parking, carport & so much more!!



The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, built-in storage cupboard, airing cupboard with radiator, further radiator, double glazed windows to front and side aspects, doors opening to all bedrooms, shower room and further door opening to;

Snug/Reception Area

10' 8" x 10' (3.25m x 3.05m)

With fitted carpet flooring, radiator, steps rising to dining room and open plan access to;

Lounge

17' 7" x 14' 1" (5.36m x 4.29m)

With fitted carpet flooring, central inglenook style fireplace with tiled hearth, exposed beams, radiator, double glazed windows to rear aspect, French style doors opening to the impressive rear garden and door opening to the kitchen.

Dining Room

15' 1" x 8' 7" (4.60m x 2.62m)

Raised formal dining area with balustrade railings, wood effect flooring, radiator, double glazed window to side aspect and sliding door opening to;

Kitchen/Breakfast Room

26' 2" x 8' 9" (7.98m x 2.67m)

A wide range of wall and base units with complementary rolled edge work surfaces over, inset double butler with mixer tap, tiled splashbacks, space for electric range cooker, exposed brick surround, built-in fridge freezer, space for further fridge, plumbing available for dishwasher, cupboard housing boiler, wood effect flooring, exposed beams, radiator, double glazed windows to side aspects, Velux windows, double glazed external door opening to the side aspect and double glazed French style doors opening to the rear garden.

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

With fitted carpet flooring, built-in wardrobes, radiator, double glazed bow window to front aspect and double glazed window to side aspect.

Bedroom Two

11' 3" x 9' 8" (3.43m x 2.95m)

With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

10' 1" x 9' 8" (3.07m x 2.95m)

With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to side aspect.

Bedroom Four

13' 9" max x 9' 7" (4.19m max x 2.92m)

With fitted carpet flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and door opening to;

Wet Room

Three piece suite comprising low level w.c, hand wash vanity unit, shower, tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights and double glazed obscure glass window to side aspect.

Hallway

Double glazed external entrance door to front aspect, wood effect flooring, radiator and door opening to;

Shower Room

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, part tiled walls, tiled flooring, heated towel rail and door opening to;

Utility Room

8' 7" x 6' (2.62m x 1.83m)

A range of wall and base units with complementary rolled edge work surfaces over, space and plumbing available for washing machine and tumble dryer, tiled flooring, radiator, double glazed window to side aspect and double glazed external door opening to the rear garden.

Outside

The property is tucked away from the road by mature hedging and is approached by a large shingle driveway, providing extensive off road parking for multiple vehicles and access to the carport. The remainder of the front offers raised flower beds, shrub borders and pathways leading to the main entrance and side gate.

To the rear aspect of this remarkable property lies a generously sized garden plot, featuring a sprawling lawn and inviting patio areas, perfect for dining during the warmer months of the year. Surrounding the grounds are plant borders, numerous fruit trees and mature shrubberies, offering privacy to the home and natural greenery.

Gate access opens to the further garden space, laid to patio for ease of maintenance, and providing entry to the numerous outbuildings which offer convenient storage space, outside entertaining space and versatile living space. Further within the grounds is a composting area and natural elevated area which has been allowed to go wild as nature intended.

External Recreation Room

13' 8" x 8' 4" (4.17m x 2.54m)

With power, lighting, double glazed windows and double doors.

Summer House

With power and lighting.

Tool Shed

With power and lighting.

Storage Shed

With power and lighting.

Location

Shipdham is a well-served village, located between the bustling market towns of Dereham and Watton and is approximately 22 miles to the centre of Norwich. The village boasts extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a public house and an attractive church.



view this property online williamhbrown.co.uk/Property/DRM117798



welcome to

High Street, Shipdham, Thetford

- Spacious 4 Bedroom Detached Bungalow
- Offers Open Plan Living Space With Charming Features Throughout
- 26' Fitted Kitchen/Breakfast Room + Separate Utility
- Generously-Proportioned, Well-Stocked Rear Garden
- Numerous Outbuildings Including A Versatile Bar/Home Office
- Offers Annexe Potential (Stpp)
- Ample Off-Road Parking And Carport
- Non-Estate, Popular Village Location

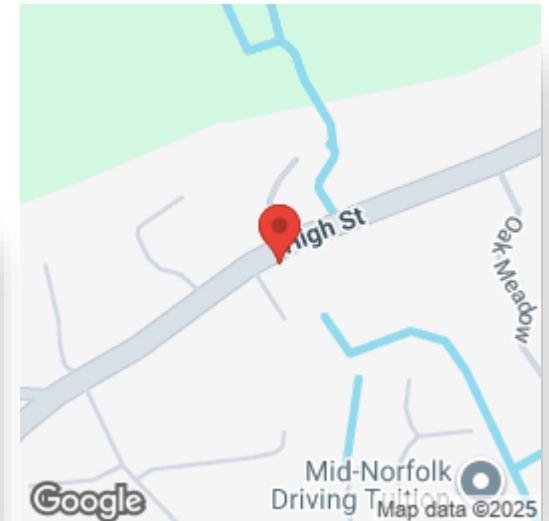
Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117798](https://www.williamhbrown.co.uk/Property/DRM117798)



Property Ref:
DRM117798 - 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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)