



**Market Street, Shipdham, IP25 7LZ**

**welcome to**

**Market Street, Shipdham**

Stunning Plot and Situation. A Detached & Versatile 3 Bedroom Chalet with Planning Permission to extend, Detached Garage and Field Views. Call Us Today! DEVELOPMENT POTENTIAL- WONDERFUL GARDENS!!!



### **Entrance Hall**

Double glazed entrance door and side panel window, stairs to first floor, radiator, door to downstairs bedroom, kitchen, cloakroom and door to

### **Living Room**

20' 10" x 11' 11" ( 6.35m x 3.63m )

Triple aspect room with high level double glazed window to side aspect and double glazed windows to front and rear aspect, feature fireplace, TV and telephone point, three radiators. There is planning permission for a single storey extension to the rear of the living room which could further the living space or be another bedroom (planning reference; 3PN/2023/0012/PNE)

### **Kitchen/Breakfast Room**

12' 5" max x 11' 7" max ( 3.78m max x 3.53m max )

Double glazed window and door to rear garden, radiator, fitted kitchen with wall and base units having work surfaces over, space and plumbing for washing machine, space for fridge freezer, space for electric cooker, wall mounted boiler, larder cupboard with wall mounted fuse box fitted in 2023.

### **Bedroom Three/Dining Room**

9' 1" x 9' ( 2.77m x 2.74m )

Double glazed window to front aspect, radiator, coving.

### **Cloakroom**

Half tiled room with double glazed window to rear aspect, low level WC, wash hand basin set into a vanity unit, radiator.

### **First Floor Landing**

Double glazed window to front aspect, doors to all rooms.

### **Bedroom One**

12' 1" x 11' 10" plus dormer ( 3.68m x 3.61m plus dormer )

Dormer double glazed window to front aspect, bank of built in wardrobes and cupboards including the airing cupboard, radiator, further double glazed window to side aspect.

### **Bedroom Two**

12' 1" x 11' 10" into dormer ( 3.68m x 3.61m into dormer )

Dormer double glazed window to front aspect, bank of built in wardrobes and cupboards, radiator.

### **Shower Room**

Fully tiled room with shower cubicle, low level WC, wash hand basin set into a vanity unit, radiator, double glazed window to rear aspect.

### **Outside**

The property is set back from the road with a lawn and borders in front of the pathway leading to the front door. There is a driveway which leads down the side of the house and opens up to further off road parking beside the lawn, which then opens up into the

### **Detached Garage**

20' 2" x 9' 1" ( 6.15m x 2.77m )

Up and over door, side door, rear window, power and lighting.

### **Rear Garden**

The lawn stretches from the rear of the house all the way to the tree lined boundary which backs onto fields. There are attractive flower and shrub borders and there is a detached brick shed (7 5 x 9 7) which could be used for storage or converted to a summerhouse. There is a further large lawn to the side, which is defined by hedging with access either side from the main garden and has a vegetable patch.

### **Agents Note**

The planning permission for the extension can be found on the Breckland Council Planning Portal under reference 3PN/2023/0012/PNE.



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## Market Street, Shipdham

- Detached Chalet Property WITH GLORIOUS GARDENS
- Three Bedrooms or Two Reception Rooms
- Triple Aspect Living Room
- Kitchen/Breakfast Room, Cloakroom
- Stunning Gardens Backing onto Fields

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM115796 - 0012

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