



**Friendly Cottage, King Row, Shipdham, IP25 7RW**

**welcome to**

**Friendly Cottage, King Row, Shipdham Thetford**

MUST VIEW!! Gardeners Delight. Outbuildings Galore in this 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!!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Tiled flooring, double glazed dual aspect windows to front and side aspects, and door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator and door opening to;

### Kitchen/Dining Room

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

A well-appointed range of cream wall and floor mounted base units, including three hide-and-slide space saving cupboards, with quartz worktops over and upstands, inset double butler sink with mixer tap, there are two built in electric single ovens with one being a Neff hide and slide and the other a Bosch series 8, inset 6 ring gas hob with black gloss splashback and concealed extractor over, integrated dishwasher, space for American fridge freezer, wine cooler, LVT flooring (Polyflor Expona Commercial Cottage Oak), inset ceiling spotlights, water softener, two cast iron radiators, double glazed dual aspect windows to front and rear aspects, double glazed external door opening to the rear garden and opening to;

### Inner Reception

Wood effect flooring, built-in storage cupboard with fuse box, door opening to lounge and further door opening to;

### Utility Room

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

A matching range of wall mounted base units with quartz worktops over, space for washing machine, space for tumble dryer, wood effect flooring, double glazed window to rear aspect and door opening to;

### Shower Room

Recently installed three piece suite comprising low level w.c, hand wash vanity unit, walk-in double

shower cubicle with recessed shelf, built-in mirrored cupboard, part tiled walls, wood effect flooring, inset ceiling spotlights, and radiator.

### Lounge

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

Wood effect flooring, inset ceiling spotlights, radiator, double glazed window to front aspect and double glazed French doors opening to;

### Conservatory

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

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

### First Floor Landing

Fitted carpet flooring, double glazed window to front aspect and doors opening to all bedrooms and family bathroom.

### Bedroom One

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

Fitted carpet flooring, built-in wardrobe also housing hot water tank, loft access, inset ceiling spotlights, radiator and double glazed dual aspect windows to side and rear aspects.

### Bedroom Two

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

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

### Bedroom Three

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

Fitted carpet flooring, inset ceiling spotlights, radiator and double glazed dual aspect windows to front and side aspects.

### Bedroom Four

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

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled cast iron bath, part tiled walls, decorative vinyl flooring, inset ceiling spotlights, radiator and double glazed obscure glass window to rear aspect.

### Outside

Occupying a remote and peaceful position, this home is approached by a large brickweave driveway providing ample off-road parking for four vehicles, complete with EV charging point. Opposite, enjoy far-reaching field views offering a picturesque outlook, alongside gated access to the wrap-around garden that surrounds the property.

The rear garden offers a glorious expanse of outdoor space, featuring a sprawling lawn surrounded by numerous plant beds, fruit trees, mature trees, further enhanced by a tranquil pond, and a dedicated vegetable patch for keen gardeners which benefits from stunning countryside views.

Set within the grounds are several outbuildings, including a Rhino greenhouse, Scott's shed and Scott's workshop equipped with power and lighting. Together within the boundaries, there is a separate cottage garden offering further helpful outbuildings which include a timber storage shed and clay lump semi detached workshop. The property is fully enclosed by mature hedging and fencing which provides a level of security and privacy to the home, still retaining access onto King Row. The Garage is accessed from the rear, with a gate onto the access road and onto King Row

### Garage

15' 9" x 8' 2" ( 4.80m x 2.49m )

Original precast concrete garage with concrete base.

### Agents Note

The property benefits from a private water supply via its own borehole with a filter in the brick and flint shed to rear, and a recently installed sewage treatment plant complying with current regulations is shared with next door, where it is located. The solar



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## Friendly Cottage, King Row, Shipdham Thetford

- GUIDE PRICE £400,000-£425,000
- 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

### directions to this property:

Sat Nav Postcode: IP25 7RW

What3words ///committed.slugs.belief



Please note the marker reflects the postcode not the actual property

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



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