



Villiers Cottage, 25 Market Street

O.I.E.O £400,000

A beautifully presented Grade II listed four-bedroom semi-detached home, situated in a desirable village location and offering spacious, versatile accommodation throughout.

The property features a superb open-plan kitchen/living area, ideal for modern family living and entertaining, alongside a separate living room complete with a charming fireplace. Further ground floor accommodation includes a useful utility room, WC, office space, and a versatile fourth bedroom.

Upstairs, the impressive principal bedroom benefits from a walk-in wardrobe, en-suite shower room, and private balcony enjoying lovely views to the rear. Two further bedrooms and a family bathroom complete the first floor.

Externally, the property enjoys an enclosed rear garden with attractive outlooks, together with a driveway providing parking for multiple vehicles and cart shed.

This wonderful home combines generous living space with a sought-after village setting, making it ideal for families and those seeking a peaceful yet well-connected location.

N.B Please note the construction of the main property is clay lump.



Services

Gas central heating. Mains drainage, electricity, and water are connected.

Situation

Shipdham is a well served Breckland village located around 5 miles south of Dereham offering an excellent local range of amenities including two convenience stores, post office, take away food outlets, church, public house, doctors surgery, primary school, a thriving community centre as well as other businesses and facilities.

Directions

To find the property leave Dereham on the A1075 Watton Road and after approximately 4 miles enter the village of Shipdham. Continue past Jackson's Garage to where the street narrows and the property will be seen on the right hand side approximately 50 yards before the turning left into Pound Green Lane.

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 AD0626.

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area¹⁾
2239 ft²
207.9 m²

(1) Excluding balconies and terraces.

Calculations referenced the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFTE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(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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