



**Pound Green Lane, Shipdham, IP25 7LF**

**welcome to**

**Pound Green Lane, Shipdham**

>> NO ONWARD CHAIN! A three bedroom detached family home situated in the popular village of Shipdham, close to local amenities and schooling. Offering scope to modernise, 22' triple aspect lounge, kitchen & utility rooms, generous gardens, ample off road parking and integral garage!!



### **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Hall**

Fitted carpets, radiator, stairs to first floor landing.

### **Lounge**

22' 5" x 11' 11" ( 6.83m x 3.63m )

Fitted carpets, radiator x2, double glazed window to front aspect and double glazed window to side aspect, central electric fire, double glazed double doors opening to the rear garden.

### **Kitchen**

11' 11" x 7' 7" ( 3.63m x 2.31m )

Range of wall and base level units, complementary rolled edged work surfaces, inset stainless steel 1.5 sink, space for electric cooker, tiled flooring, space for fridge, washing machine, radiator, double glazed window to rear aspect, pantry, double glazed door to side aspect.

### **Utility Room**

11' 7" x 6' 3" ( 3.53m x 1.91m )

Range of wall and base level units, complementary rolled edged work surfaces, tiled flooring, space for freezer, double glazed window to rear aspect, double glazed doors to front and side aspect, door to the integral garage.

### **First Floor Landing**

Fitted carpets, double glazed window to side aspect.

### **Bedroom 1**

12' x 11' 11" ( 3.66m x 3.63m )

Fitted carpets, radiator, double glazed window to rear aspect.

### **Bedroom 2**

11' 11" x 10' 3" ( 3.63m x 3.12m )

Fitted carpets, radiator, double glazed window to front aspect.

### **Bedroom 3**

9' x 7' 9" ( 2.74m x 2.36m )

Fitted carpets, radiator, double glazed window to rear aspect.

### **Family Shower Room**

Three piece suite comprising low level w.c, pedestalled hand wash basin, walk-in shower cubicle, wood effect flooring, radiator, storage cupboard housing boiler, double glazed window to front aspect x2.

### **Outside**

To the front, there is a hard standing driveway alongside an adjacent garden space laid to lawn and a variety of mature shrubs. To the rear, there is a fully enclosed garden space which is laid to lawn and has a patio seating area, variety of mature shrubs and storage shed.

### **Integral Garage**

14' 9" x 8' 2" ( 4.50m x 2.49m )

With power, lighting, personal door access from the rear hall and up and over door to front.

### **Location**

Shipdham is a well-served village, located between the 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. There is also a regular bus service to both Dereham and Norwich, where further amenities and facilities can be found.



**view this property online** [williamhbrown.co.uk/Property/DRM117779](http://williamhbrown.co.uk/Property/DRM117779)



welcome to

## Pound Green Lane, Shipdham

- GUIDE PRICE £240,000 - £250,000
- Detached family home - no chain
- Three generous bedrooms
- Generous enclosed gardens
- Amazing potential to customize

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £240,000



### directions to this property:

Upon entering the village of Shipdham proceed along the Dereham Road into Market Street and turn left into Pound Green Lane. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM117779](http://williamhbrown.co.uk/Property/DRM117779)



Property Ref:  
DRM117779 - 0005

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](http://williamhbrown.co.uk)