



Pound Green Lane, Shipdham, IP25 7LF

welcome to

Pound Green Lane, Shipdham, Thetford

>> 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.



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Pound Green Lane, Shipdham, Thetford

- Detached family home - no chain
- Three generous bedrooms
- Ample living space
- Generous enclosed gardens
- Amazing potential to customize

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

£250,000



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

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Property Ref:
DRM117779 - 0004

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