



**Puddle Cottage, Birds Corner, Shipdham, IP25 7NH**

**welcome to**

**Puddle Cottage, Birds Corner, Shipdham**

Step inside this stunning 3 bedroom cottage, which has been enhanced by the current owners with new fittings & modern touches, while carefully retaining its original character. Boasting 2 reception rooms, kitchen, utility, delightful private rear garden, summer house, shingle driveway & much more!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Pamment tiled flooring, double glazed window to side aspect and door opening to;

### Reception Room

14' 8" x 5' 10" ( 4.47m x 1.78m )

Tiled flooring, door opening to stairs rising to first floor landing, alcove with storage space, radiator, double glazed windows to front and rear aspects, door opening to kitchen and further door to;

### Lounge

14' 8" x 12' 1" ( 4.47m x 3.68m )

Dual aspect room with tiled flooring, central log burner with tiled hearth and exposed brick, exposed ceiling beam, radiator and double glazed windows to front and side aspects.

### Kitchen

12' 2" x 7' 11" ( 3.71m x 2.41m )

A modern range of wall and floor mounted base units with wooden worktops over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for dishwasher, Pamment tiled flooring, under-cabinet lighting, ceiling spotlights, dual aspect double glazed windows to front and side aspects, and door opening to;

### Utility Room

6' 6" x 5' 10" ( 1.98m x 1.78m )

A matching range of wall and floor mounted base units with wooden worktops over, inset stainless steel sink with mixer tap, tiled splashbacks, space for washing machine, Pamment tiled flooring, ceiling spotlights, double glazed external door opening to the side aspect and further door to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator

and double glazed obscure glass window to rear aspect.

### First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank and solar panel control, radiator, double glazed window to rear aspect and doors opening to all bedrooms and family bathroom.

### Bedroom One

14' 8" x 10' 2" ( 4.47m x 3.10m )

Fitted carpet flooring, two built-in wardrobes, radiator and double glazed window to front aspect.

### Bedroom Two

10' 9" x 8' 2" ( 3.28m x 2.49m )

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

### Bedroom Three

9' 3" x 8' 8" ( 2.82m x 2.64m )

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

### Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, radiator and dual aspect obscure glass double glazed windows to side and rear aspects.

### Outside

To the front of the property, there is a shingle driveway which provides sufficient off-road parking space. The home is partially enclosed with brick walling and established hedging which creates a level of privacy. Access is provided to the main entrance and side gate.

The property boasts a beautifully maintained split-level rear garden, offering both privacy and versatility. A patio seating area provides the perfect spot for outdoor relaxation, with steps rising to a well-kept lawn that wraps around to the site, creating well-proportioned space for recreation and

enjoyment. The garden is enhanced by a variety of planted borders and mature trees, along with a further tucked-away seating area that adds charm and seclusion. A gate leads through to an additional patio area and a timber shed, complete with power and lighting - ideal for storage.

### Location

Shipdham is a very pleasant and quiet community-centred village and civil parish approximately 5 miles south-south-west of the market town of Dereham. Offering well-served amenities including schools, shops, post office, doctor's surgery, allotments, two public houses, park and playing fields there are bus route connections to local Market towns Dereham and Watton and also coach service to popular City of Norwich.



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## Puddle Cottage, Birds Corner, Shipdham

- GUIDE PRICE £315,000 - £325,000
- Immaculate 3 Bedroom Detached Cottage
- Combines Character And Modern Living
- Stylish Fitted Kitchen Plus Separate Utility
- Welcoming Lounge With Exposed Beam And Log Burner

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£315,000**



### directions to this property:

From the Dereham direction, proceed out of Toftwood along Shipdham Road for approximately 2 miles and take the left hand turn sign posted 'Westfield'. Continue along this road and 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:  
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