

property details **approval form**

26 Eastgate, Shipdham, Thetford, Norfolk, England, IP25 7NB

Date: 17 June 2026

Property Ref and Version: DRM117778 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £300,000 - £325,000

Tenure: Freehold

>> **key features**

- > Three-bedroom link-detached home
- > Sought-after village location in Shipdham
- > Spacious lounge with log burner
- > Modern fitted kitchen with pantry
- > Contemporary family bathroom
- > Generous enclosed rear garden
- > Garage and ample off-road parking
- > Walking distance to local amenities and school
- > EPC Rating: D

>> **short description**

A modern three-bedroom link-detached home in the popular village of Shipdham, offering a spacious lounge with log burner, well-appointed kitchen, generous rear garden, garage, and ample off-road parking, all within easy reach of local amenities and transport links.

>> **long description**

We are delighted to present this modern three-bedroom link-detached home, offering generous outdoor space, a garage, and a sought-after village location. Situated in the popular village of Shipdham, the property is conveniently positioned within walking distance of local amenities including shops, a doctor's surgery, and a primary school, while also providing excellent transport links to Dereham and Watton.

Upon entering, you are welcomed by an inviting entrance hall which provides access to the garage, kitchen, and inner hallway. The well-appointed kitchen features a range of fitted units, a pantry, and an electric oven with hob. To the rear, the spacious lounge offers a cosy yet versatile living area, complete with a charming fireplace and log burner. There is ample space for both seating and dining furniture, and double doors open out onto the rear garden, creating a wonderful flow of indoor-outdoor living. To the first floor, the property offers three well-proportioned bedrooms and a contemporary three-piece family bathroom, fitted with a shower over the bath.

Externally, the property benefits from a shingled driveway providing ample off-road parking and access to the garage. The rear garden is generously sized and thoughtfully arranged, featuring a laid lawn, patio seating area, raised flower beds, a shed, and a separate barked area—ideal for play or low-maintenance use. The garden is fully enclosed, offering both privacy and security.

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>> **directions**

>> **Agent Note**

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>> **room description**

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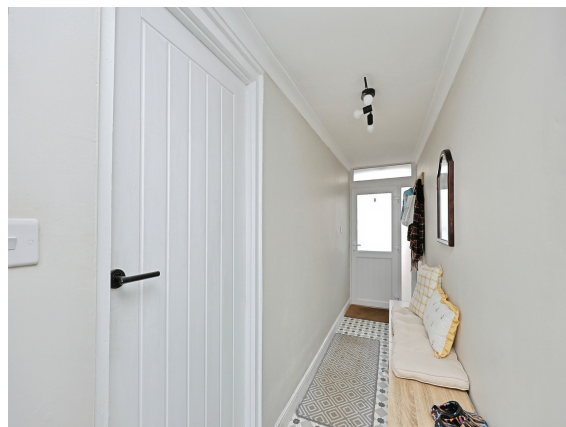
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>> property images



Your William H Brown office: 3 Market Place, DEREHAM, Norfolk, NR19 2AW
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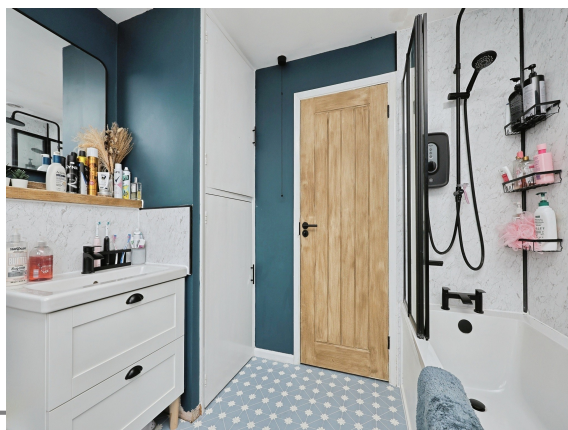
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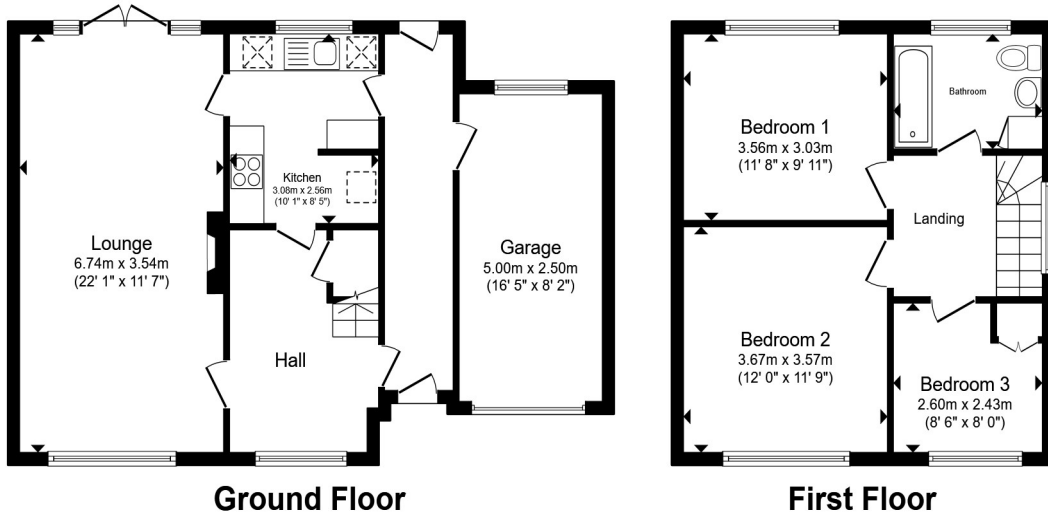
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>> floor plan



Total floor area 105.5 m² (1,136 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Paul Reilly		
Miss M. Allen		

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