



Market Street, Shipdham Thetford IP25 7LZ

welcome to

Market Street, Shipdham Thetford

****UNDER OFFER****

Stunning Plot and Situation. A Detached & Versatile 3 Bedroom Chalet with Planning Permission to extend, Detached Garage and Field Views. Call Us Today! DEVELOPMENT POTENTIAL- WONDERFUL GARDENS!



William H Brown are pleased to offer a detached chalet property on a glorious plot for sale in the popular village of Shipdham. Set back from the road with a pretty front lawn and garden, the driveway leads to the side and rear where there is a detached garage awaiting you. Internal accommodation comprises an entrance hall, a spacious triple aspect living room, a downstairs bedroom/dining room, a cloakroom and kitchen/breakfast room downstairs whilst upstairs there are two large double bedrooms with built-in wardrobes and the shower room. To add to the flexibility this home already offers, planning permission has been granted for a single storey extension to add a room beyond the living room, which could be another bedroom, or living space to enjoy the wonderful garden and countryside views beyond. The garden itself has an expansive lawn with a smattering of trees, flowers and shrubs which sweep towards the tree lined boundary with fields beyond. There is a hedge with access either side which opens onto a further large lawn that has a vegetable plot and further hedged boundaries. This property has a lot to offer, with potential to extend and improve, is well situated and has beautiful gardens so call now to avoid disappointment

Entrance Hall

Double glazed entrance door and side panel window, stairs to first floor, radiator, door to downstairs bedroom, kitchen, cloakroom and door to

Living Room

20' 10" x 11' 11" (6.35m x 3.63m)

Triple aspect room with high level double glazed window to side aspect and double glazed windows to front and rear aspect, feature fireplace, TV and telephone point, three radiators. There is planning permission for a single storey extension to the rear of the living room which could further the living space or be another bedroom (planning reference; 3PN/2023/0012/PNE)

Kitchen/Breakfast Room

12' 5" max x 11' 7" max (3.78m max x 3.53m max)

Double glazed window and door to rear garden, radiator, fitted kitchen with wall and base units

having work surfaces over, space and plumbing for washing machine, space for fridge freezer, space for electric cooker, wall mounted boiler, larder cupboard with wall mounted fuse box fitted in 2023.

Bedroom Three/Dining Room

9' 1" x 9' (2.77m x 2.74m)

Double glazed window to front aspect, radiator, coving.

Cloakroom

Half tiled room with double glazed window to rear aspect, low level WC, wash hand basin set into a vanity unit, radiator.

First Floor Landing

Double glazed window to front aspect, doors to all rooms.

Bedroom One

12' 1" x 11' 10" plus dormer (3.68m x 3.61m plus dormer)

Dormer double glazed window to front aspect, bank of built in wardrobes and cupboards including the airing cupboard, radiator, further double glazed window to side aspect.

Bedroom Two

12' 1" x 11' 10" into dormer (3.68m x 3.61m into dormer)

Dormer double glazed window to front aspect, bank of built in wardrobes and cupboards, radiator.

Shower Room

Fully tiled room with shower cubicle, low level WC, wash hand basin set into a vanity unit, radiator, double glazed window to rear aspect.

Outside

The property is set back from the road with a lawn and borders in front of the pathway leading to the front door. There is a driveway which leads down the side of the house and opens up to further off road parking beside the lawn, which then opens up into the

Detached Garage

20' 2" x 9' 1" (6.15m x 2.77m)

Up and over door, side door, rear window, power and lighting.

Rear Garden

The lawn stretches from the rear of the house all the way to the tree lined boundary which backs onto fields. There are attractive flower and shrub borders and there is a detached brick shed (7 5 x 9 7) which could be used for storage or converted to a summerhouse. There is a further large lawn to the side, which is defined by hedging with access either side from the main garden and has a vegetable patch.

Agents Note

The planning permission for the extension can be found on the Breckland Council Planning Portal under reference 3PN/2023/0012/PNE.



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.focusagent.com



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Market Street, Shipdham Thetford

- Detached Chalet Property WITH GLORIOUS GARDENS
- Three Bedrooms or Two Reception Rooms
- Triple Aspect Living Room
- Kitchen/Breakfast Room, Cloakroom
- Stunning Gardens Backing onto Fields

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115796 - 0008

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.



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