



Henry Cross Close, Shipdham, Thetford, IP25 7LQ

Very well presented, fully updated two bedroom link-detached bungalow situated in a cul-de-sac position in the well serviced village of Shipdham. The property offers modern kitchen, bathroom, gardens, garage, parking, gas central heating and UPVC double glazing.

Guide Price £250,000 - £260,000 Freehold



Bathroom

WC, hand wash basin, bath with mixer tap, shower attachment above served directly by the combi boiler and shower screen, partly tiles walls, obscure glass UPVC double glazed window to front, towel radiator.

Garage

18'1" (5.51m) x 9'0" (2.74m)

Up and over door to front, space and plumbing for washing machine, additional tap, power and lighting, UPVC double glazed window to rear, door leading to rear garden.

Outside Front

Low maintenance front garden laid to shingle providing ample off-road parking, driveway leading to garage, path leading to front door and gated access to rear garden, established shrubs and hedge to perimeter, outside light.

Rear Garden

Paved patio seating area, area laid to lawn, outside tap, outside light, hedge and wooden fence to perimeter, wooden gate to paved walkway providing access to front.

Agent's Notes

EPC rating D57 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Very Well Presented Link-Detached Bungalow
- Cul-de-sac Location
- Two Double Bedrooms
- Energy Efficiency Rating D57
- Generous Living Room with Log Burning Stove
- Garage and Ample Off-road Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Recommended!

Situated in a cul-de-sac location within the popular well serviced village of Shipdham, Longsons are delighted to bring to the market this fully updated very well presented two bedroom link-detached bungalow. The property has been updated throughout with lots to offer including a spacious living room with log burning stove, modern kitchen, bathroom, gardens, garage, ample parking, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, living room, kitchen, two double bedrooms, bathroom, front and rear gardens, garage, gas central heating and UPVC double glazing.

SHIPDHAM

Situated approximately midway between the towns of Dereham and Watton, Shipdham is a large village with a good selection of amenities including - shops, post office, pub, doctors surgery and primary school. A

regular bus service is available to Dereham and Watton and the City of Norwich is approximately a 35 minute drive away.

Entrance Hall

UPVC entrance door to front, built-in storage cupboard, loft access, radiator.

Living Room

22'4" (6.81m) x 10'3" (3.12m)

Feature fireplace with inset log burning stove, UPVC double glazed windows to front and rear, two radiators.

Kitchen

10'9" (3.28m) x 9'6" (2.9m)

Range of fitted cabinets to walls and floor, wooden worksurface over, inset ceramic sink unit with mixer tap and drainer, tiled splashback, integrated double electric oven, integrated gas hob with extractor hood over, wall mounted gas combination boiler, integrated fridge, breakfast bar, wine cupboard, radiator, UPVC double glazed window to rear, obscured UPVC double glazed door leading to rear garden.

Bedroom One

11'8" (3.56m) x 10'10" (3.3m)

UPVC double glazed window to rear, radiator.

Bedroom Two

10'10" (3.3m) x 8'7" (2.62m)

UPVC double glazed window to front, radiator,

