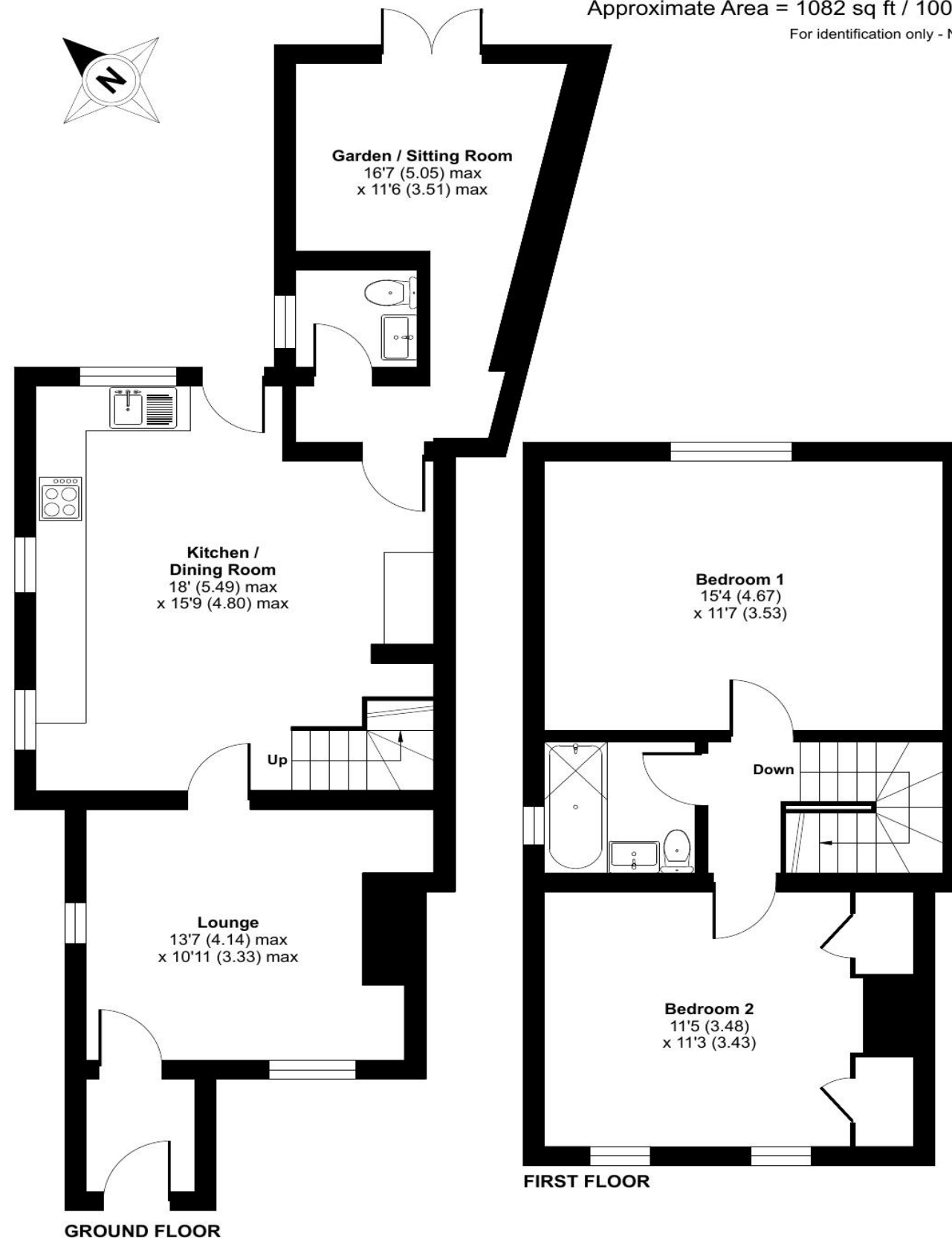


The Green, Shipdham, Thetford, IP25

Approximate Area = 1082 sq ft / 100.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1179369



The Green, Shipdham, Thetford, IP25 7LA

Spacious, two/three bedroom end terrace character cottage situated in the heart of the popular, well serviced village of Shipdham. This fantastic property offers two reception rooms, kitchen/dining room, gardens, parking, gas central heating and UPVC double glazing.

Guide Price £215,000 - £225,000 Freehold

18 High Street, Watton, Thetford, IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



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Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, obscure glass UPVC double glazed window to side, towel radiator, tiles to floor.

Outside Front

Front garden laid to low maintenance shingle, driveway providing off road parking, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden, laid to low maintenance artificial grass, terraced wooden decking seating area, outside light, outside tap, wooden garden shed, wooden fence and garden wall to perimeter, right of way for neighbouring property to access their rear garden.

AGENTS NOTE

Please note: There is a right of way across the rear garden for the neighbouring property to access their rear garden.
EPC rating D61 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

- Two/Three Bedrooms
- End Of Terrace
- Character Cottage
- Energy Efficiency Rating: D61
- Gas Central Heating
- UPVC Double Glazing
- Kitchen/Dining Room
- Popular Village Location
- Parking and Gardens

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.

Situated right in the heart of the popular, well serviced village of Shipdham. Longsons are delighted to bring to the market, this very well presented, spacious two/three bedroom end terrace, character cottage. This fantastic property offers kitchen/dining room, garden room/bedroom three, gas central heating, UPVC double glazing and plenty of character throughout, viewing highly recommended.

Briefly, the property offers lounge, kitchen/dining room, garden/sitting room/ bedroom three, cloakroom with WC, two bedrooms to first floor, bathroom, parking, gardens, gas central heating, UPVC double glazing.

SHIPDHAM

Shipdham is the longest village in Norfolk, nestled between Watton and Dereham in the Breckland region. Designated a Conservation Area, it was noted in the Domesday Book as a thriving settlement with a church and woodland. During World War II, it became home to the USAAF 44th bomber group. Today, Shipdham has a

vibrant community with amenities such as a GP surgery, Post Office, nursery, primary school, shops, and a local pub, making it a fantastic village for all ages. With beautiful period properties and sympathetic new-build developments, Shipdham is a wonderful place to call home. Dereham, a classic country market town with Georgian gems, is less than 6 miles away.

Entrance Hall

Double glazed entrance door to front, pamment tiles to floor.

Lounge

13'7" (4.14m) x 10'11" (3.33m)

Feature brickwork fireplace with inset live flame gas fire, wooden beams to ceiling, UPVC double glazed window to front, radiator.

Kitchen/Dining Room

18'5" (5.61m) x 15'9" (4.8m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven and hob with extractor hood over, space and plumbing for washing machine, space for tumble

dryer, space for tall upright fridge/freezer, stairs to first floor, entrance door opening to rear garden, UPVC double glazed windows to rear and side, wall mounted gas central heating boiler, tiled splashback, tiles to floor and radiator.

Garden/Sitting Room

16'7" (5.05m) x 11'6" (3.51m)

UPVC double glazed French doors opening to rear garden, radiator.

Cloakroom

Wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side, pamment tiles to floor, radiator.

Bedroom One

15'4" (4.67m) x 11'7" (3.53m)

UPVC double glazed window to rear, radiator.

Bedroom Two

11'5" (3.48m) x 11'3" (3.43m)

Two UPVC double glazed windows to front, wardrobes to alcoves, radiator.

