

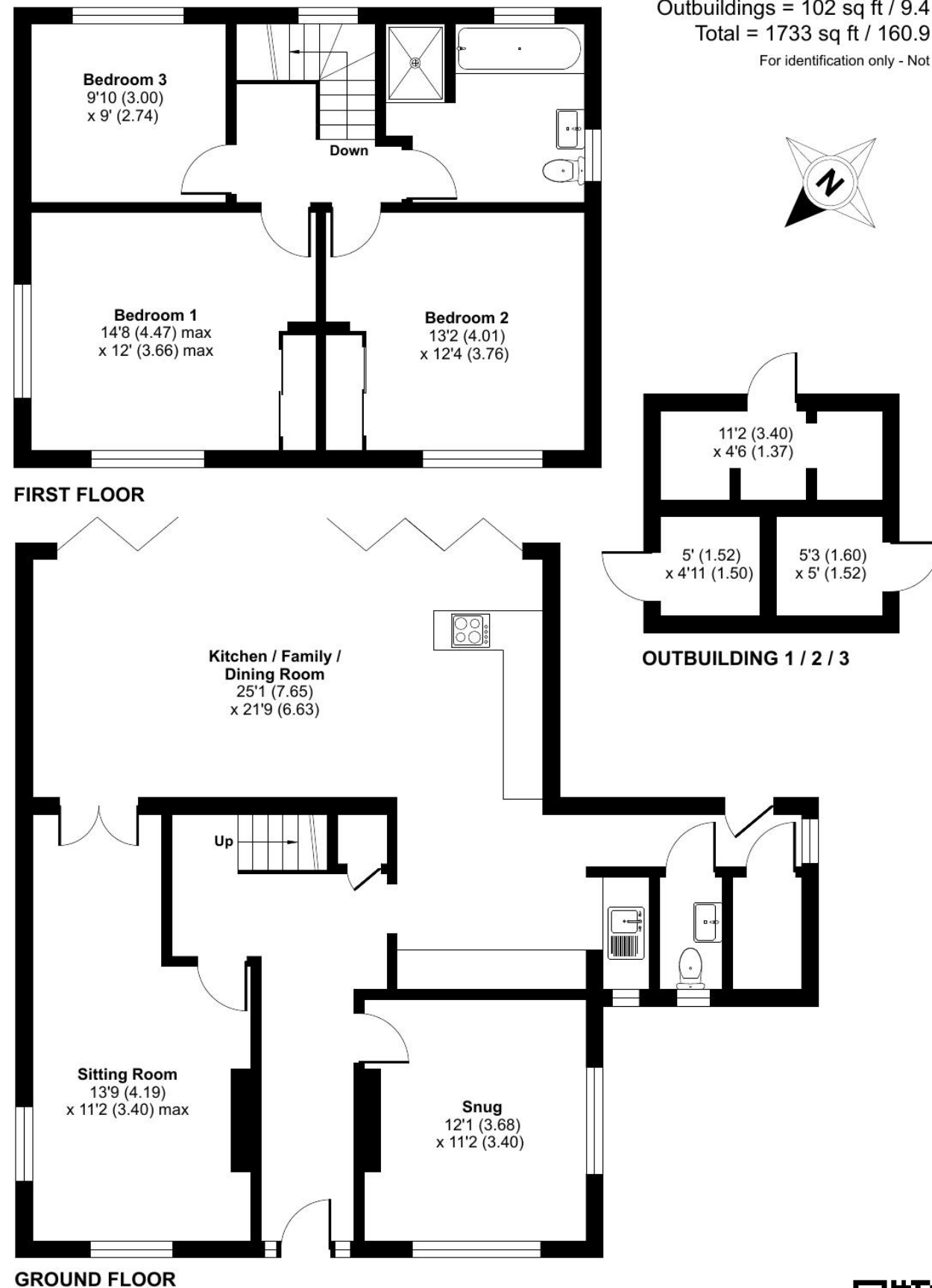
# Chapel Street, Shipdham, Thetford, IP25

Approximate Area = 1631 sq ft / 151.5 sq m

Outbuildings = 102 sq ft / 9.4 sq m

Total = 1733 sq ft / 160.9 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). © nitchecom 2024. Produced for Longsons. REF: 1194081



## Weathervane House, Chapel Street, Shipdham, Thetford, IP25 7LB

Extremely well presented, spacious, extended detached three bedroom house situated in the popular well serviced village of Shipdham. This fantastic property has been modernised throughout and has lots to offer including parking for numerous vehicles, two reception rooms and large kitchen/family room.

**Price £400,000 Freehold**

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### **Bedroom Two** **13'2" (4.01m) x 12'4" (3.76m)**

Built in wardrobes with mirrored sliding doors, UPVC double glazed window to front, radiator.

### **Bedroom Three** **9'10" (3m) x 9'0" (2.74m)**

UPVC double glazed window to rear, radiator.

### **Bathroom**

Modern four piece luxury bathroom suite comprising double ended bath with centrally mounted mixer tap and hand shower attachment, TV set within wall at end of bath for bath time viewing, walk in double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin, WC, tiled splashback, vertical radiator, obscure glass UPVC double glazed windows to rear and side.

### **Outside front**

Generous front garden laid to low maintenance shingle with ample parking for numerous vehicles, brick built outbuilding separated into three units and additional brick built store, full height garden wall to perimeter with

sliding gate providing access to property and secure off-road parking, external electric power sockets, outside tap, gated access either side to rear garden.

### **Rear Garden**

Enclosed rear garden laid to lawn, two paved patio seating areas with pergolas over, shrubs and plants to borders, metal storage shed, outside lighting, garden wall and wooden fence to perimeter, gated access to front.

### **Agents Note**

EPC rating C75 (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.

- Extended, Spacious, Detached House
- Three Bedrooms
- Kitchen/Dining/Family Room
- Energy Efficiency Rating C75
- Two Reception Rooms
- Secure Parking for Numerous Vehicles
- Luxury Four Piece Bathroom Suite
- Gas Central Heating
- Log Burning Stove
- UPVC Double Glazing

Situated in the popular well serviced village of Shipdham, Longsons are delighted to bring to the market this extremely well presented, spacious, extended detached three bedroom house. This superb property has been fully modernised throughout and has much to offer including secure parking for numerous vehicles, two reception rooms, large kitchen/family room, cloakroom with WC, luxury four piece bathroom suite, log burning stove, gardens, gas central heating and UPVC double glazing. Viewing advised to fully appreciate all on offer.

Briefly, the property offers entrance hall, lounge, sitting room, kitchen/dining room, cloakroom with WC, three bedrooms, bathroom, gardens, secure parking for numerous vehicles, 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 double glazed entrance door to front, wood effect tiles to floor, stairs to first floor, understairs storage cupboard, radiator.

### **Sitting Room**

### **13'9" (4.19m) x 11'2" (3.4m)**

Feature log burning stove set flush within chimney breast, UPVC double glazed windows to front and side, solid glass doors through to kitchen/dining room.

### **Snug**

### **12'1" (3.68m) x 11'2" (3.4m)**

Fully working cast iron feature open fireplace, shelving unit with glass doors to alcove, UPVC double glazed window to front and side, radiator.

### **Kitchen/Family/Dining Room** **25'1" (7.65m) x 21'9" (6.63m)**

Modern fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated induction hob, integrated double electric oven, integrated dishwasher, integrated fridge, UPVC double glazed bi-folding doors opening to rear garden, tiles to floor, two radiators, built in utility cupboard with space and plumbing for washing machine.

### **Cloakroom**

Wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front, tiles to floor.

### **Stairs & Landing**

UPVC double glazed window to rear, loft access with wooden drop down ladder.

### **Bedroom One**

### **14'8" (4.47m) x 12'0" (3.66m)**

Built in wardrobe with mirrored sliding doors, UPVC double glazed windows to front and side, radiator.

