



Clematis Cottage Chapel Street, Shipdham

£450,000

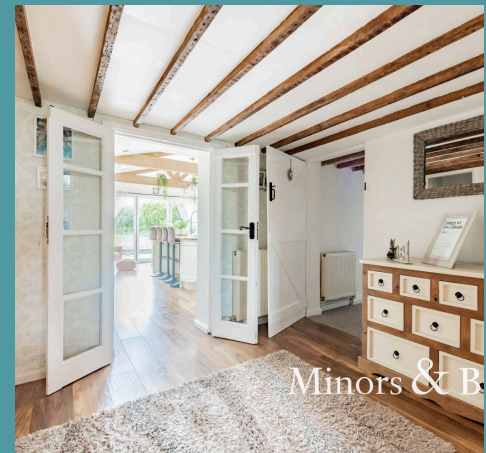
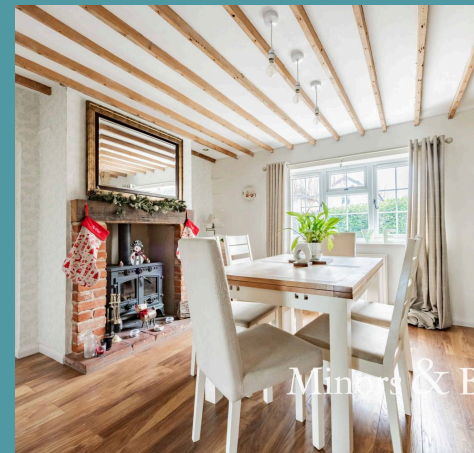
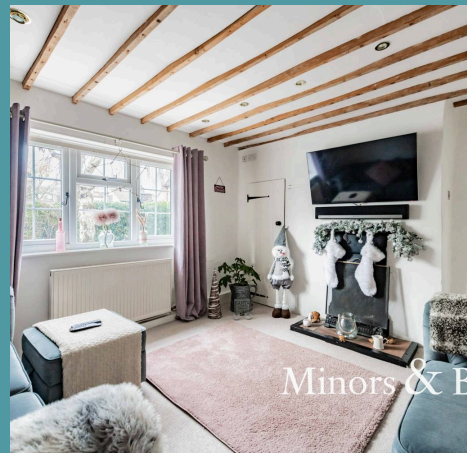
# Clematis Cottage Chapel Street

Shipdham, Thetford

Tucked away within the beautiful Norfolk village of Shipdham, lies this characterful cottage set on a 0.26 acre plot (stms). Blending the allure of its original features with modern upgrades, this exquisite property is a perfect family home suitable for a multitude of lifestyles. With its versatile living spaces, charming features, and well-maintained grounds, this property is sure to offer a comfortable and convenient living environment.

## Location

Chapel Street is situated in Shipdham, a charming village within the Breckland district of Norfolk. Known for its rural appeal and community atmosphere, Shipdham provides a peaceful living environment while offering essential amenities, including a local shop, primary school, medical practice, and a village hall. Chapel Street benefits from its proximity to the A1075, which offers convenient links to nearby towns such as Dereham, where a wider range of shopping, dining, and recreational facilities are available. The surrounding countryside offers scenic walking and cycling routes, ideal for those who enjoy outdoor pursuits. Public transport options, including bus routes, connect Shipdham to neighbouring areas, making it a well-connected and attractive location for residents seeking a blend of village life and accessibility.



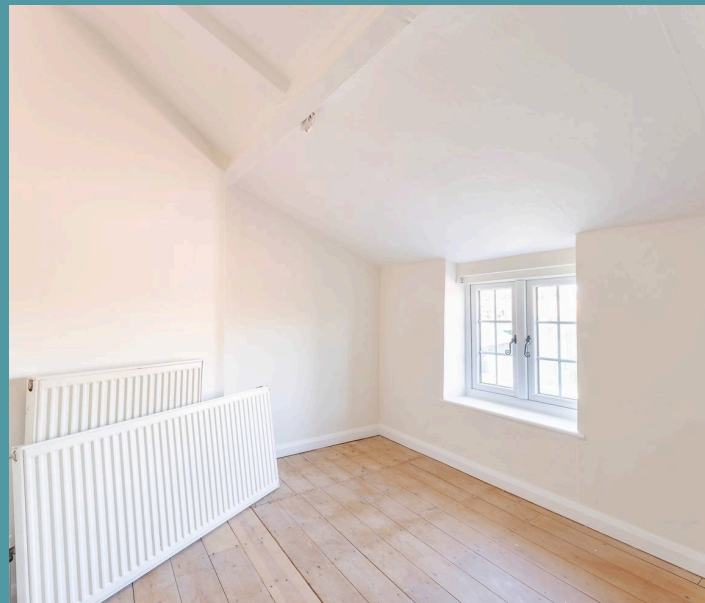


## Clematis Cottage Chapel Street

Shipdham, Thetford

Upon entering, you are greeted by the warm embrace of exposed beams and brick-work, showcasing the timeless character of this cottage. The three flexible reception rooms invite relaxation and entertaining. Both the living room and dining room area accentuated by brick-built fireplaces, one with a charming wood burner and the other with an open fire. The third reception room has the versatility to be a study, playroom or a snug, depending on your own preferences. Completing the ground floor is a shower room, for convenience and ease.

The heart of the home resides in the equipped kitchen/dining room, a space accentuated by a high vaulted ceiling adorned with skylights that flood the room with natural light. A large set of bi-fold doors seamlessly connect the indoor and outdoor spaces, offering a seamless transition for al fresco dining or summer bbqs. The island takes centre stage, complemented by shaker-style wall and base units, a Rangemaster oven, a wine fridge, space for an American-style fridge/freezer and an integrated microwave, elevating your cooking experience.



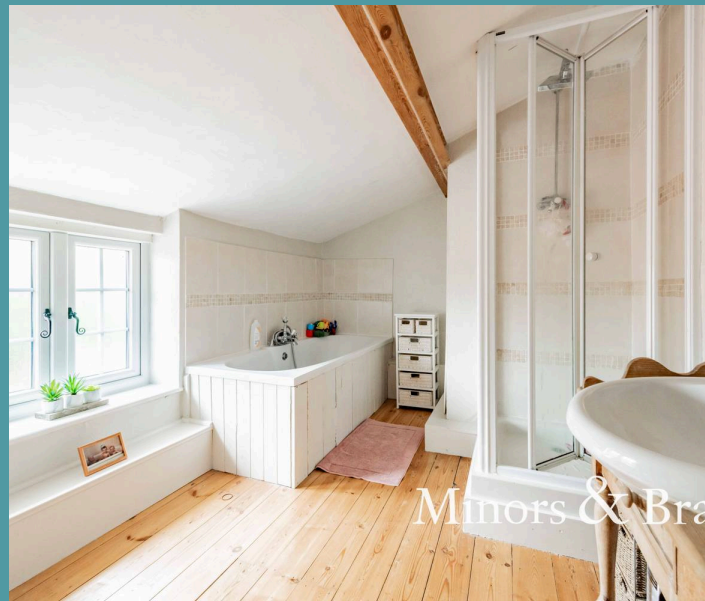


## Clematis Cottage Chapel Street

Shipdham, Thetford

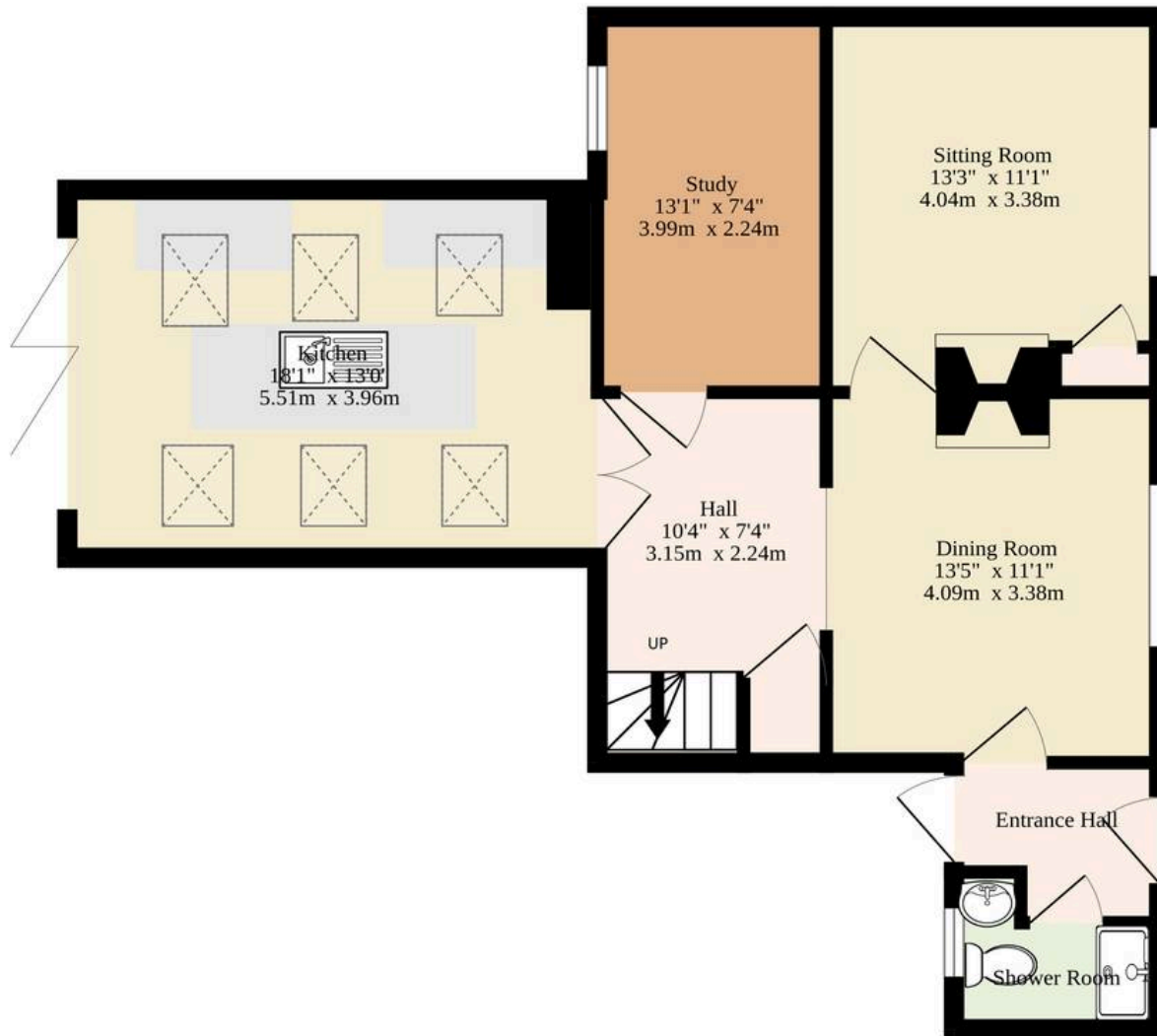
Outside, you'll find an expansive garden that offers endless possibilities for outdoor activities and enjoyment. The laid to lawn is bordered by mature trees and hedging, along with a versatile outbuilding that has the potential to be transformed into an annexe, a home office, or a studio, subject to obtaining the necessary planning permissions. At the front of the residence is a driveway providing ample off-road parking for multiple vehicles.

- Characterful cottage set on a 0.26 acre plot (stms), in the Norfolk village of Shipdham
- Beautiful family home that retains its original features of exposed beams and brick-work, with modern upgrades
- Three flexible reception rooms inviting relaxation and entertaining
- Equipped kitchen/dining room accentuated by a high vaulted ceiling with skylights and a large set of bi-fold doors
- Three bedrooms and a family bathroom, including a four-piece suite
- Expansive garden offering endless possibilities for outdoor activities and enjoyment
- A versatile outbuilding with the potential to convert into an annex, a home office or a studio (stpp)
- Driveway providing ample off-road parking for multiple vehicles
- Close to local shops, schools, healthcare facilities and transport links

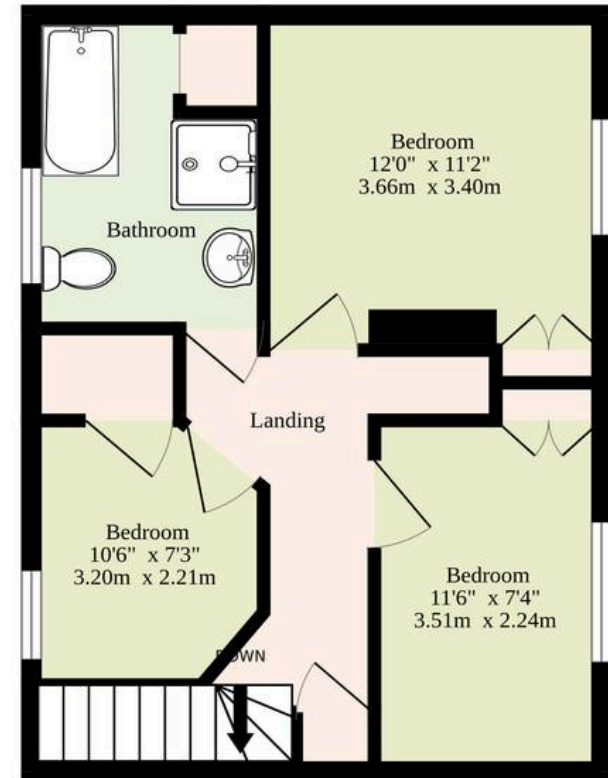


Minors & Bra

Ground Floor  
843 sq.ft. (78.3 sq.m.) approx.



1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025