



Petina Chapel Street, Shipdham

In Excess of £525,000

Petina Chapel Street

Shipdham, Thetford

Epitome of spacious accommodation in a well-maintained home, this property offers a versatile living environment. A welcoming entrance hall leads to a variety of reception rooms, including a versatile sixth bedroom. The open-plan kitchen and dining area, along with the inviting sitting room and office/garden room, provide ample space for entertaining and relaxing. Upper floors include, five generously sized bedrooms, including a master with en suite and dressing area and a family bathroom to cater to the needs of all residents. Outside, a private landscaped garden with a dedicated hot tub area and ample parking and double garage complete this property.

SHIPDHAM

Situated in the location of Chapel Street, Shipdham, this location offers a quiet location while providing easy access to neighbouring towns like Dereham and Watton, boasting vital amenities for daily convenience. Commuters will appreciate the swift access to the A47, facilitating seamless journeys to nearby cities and towns. Families with children will find this area particularly enticing as it falls within the catchment area for highly regarded schools.





Petina Chapel Street

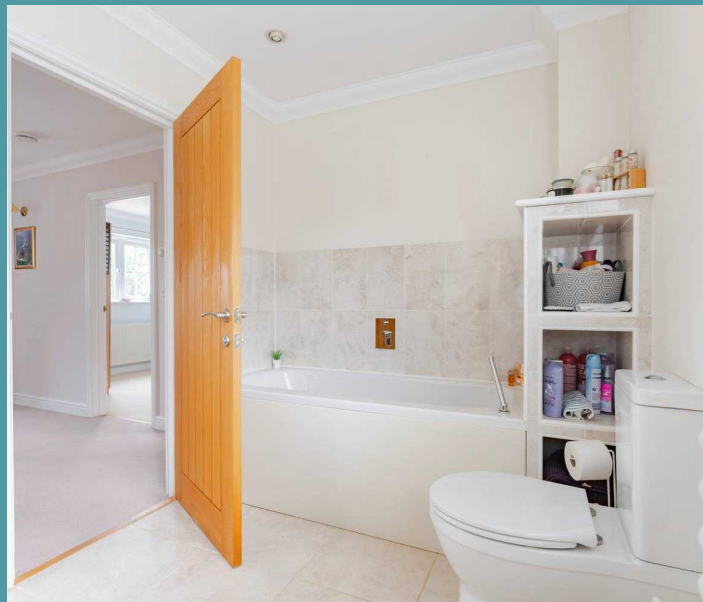
Shipdham, Thetford

CHAPEL STREET

Entering the property, you are greeted by a large entrance hallway that not only boasts a ground floor WC for convenience but also ample storage space to keep everything tidy and organised. The ground floor of this home offers four reception rooms providing a variety of options for living and entertaining. The flexibility of a sixth bedroom adds to the appeal.

The sitting room, bathed in natural light streaming through sliding doors leading to the rear, provides an inviting space for relaxation. Additionally, an office/garden room space offers the potential for an extra living area or productive workspace in a light and airy environment.

The dining room seamlessly flows into the kitchen area, creating a space for family meals and gatherings. The rich wood-style kitchen is equipped with granite worktops, a range cooker, built-in appliances and an adjoining utility for added functionality.





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Moving to the first floor, four generously sized bedrooms await, with the master bedroom featuring an ensuite and a dressing area for added luxury. The four-piece family bathroom caters to the needs of the remaining household members, ensuring comfort and practicality. Ascending to the final level, you will find a third bedroom and a spacious loft area with exposed beams, allowing additional belongings to be stored. Additionally, the final level presents the potential for a loft conversion, subject to the necessary planning permissions (STPP).

The outdoors is just as impressive as the interior, with a private landscaped garden featuring a blend of patio and lawn areas. The vendors have thoughtfully hand-built a sheltered area in the garden, which they have chosen as the perfect spot to house their hot tub, which could be included in the sale through negotiation. Completing this exceptional property is a large private driveway and double garage, providing ample parking and storage solutions.

AGENTS NOTE

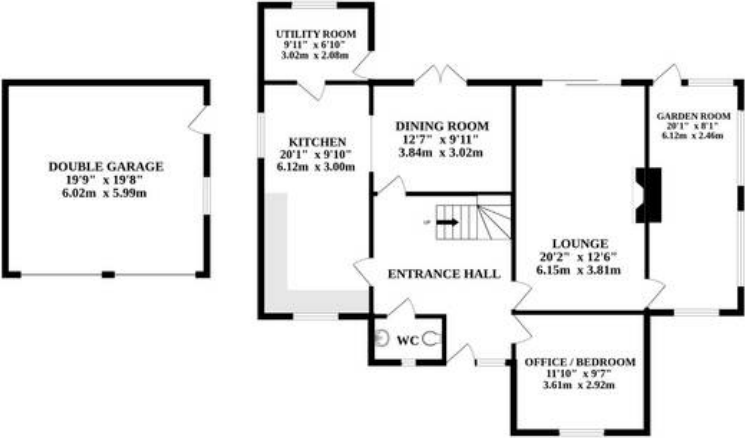
We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Oil central heating

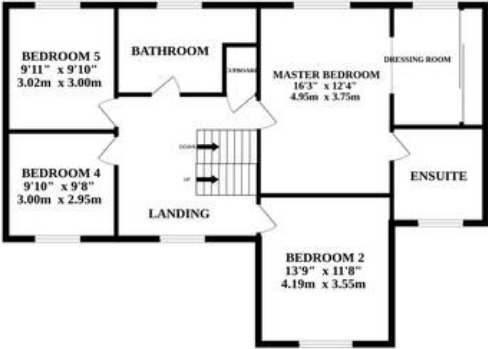
Council Tax Band - E



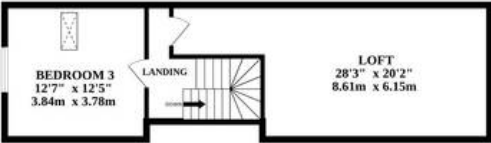
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
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