



54 Parklands Avenue, Shipdham

Offers In Excess: £185,000

54 Parklands Avenue

Shipdham, Thetford

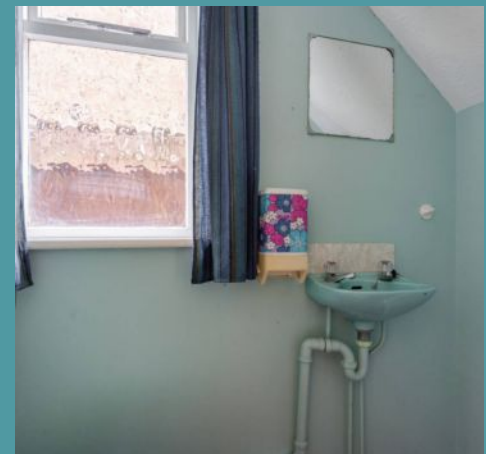
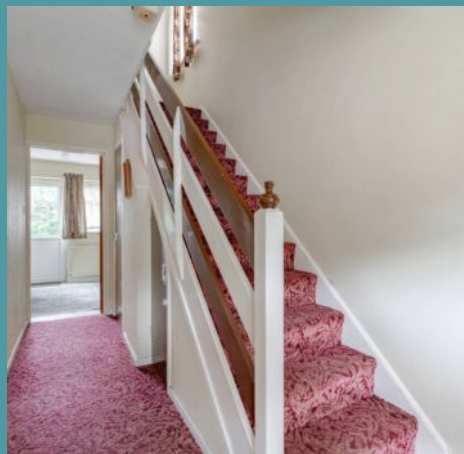
Situated on the quiet Parklands Avenue in Shipdham, this chain-free three-bedroom home is perfect for first-time buyers or anyone looking to add value. Owned by the same person for many years, it now presents a rare opportunity for a new owner to modernise and make it their own. The property benefits from a spacious layout, generous garden plot, and field views to the rear. While cosmetic updates are needed, the home offers fantastic potential throughout. A driveway and garage add convenience, and the peaceful village setting is ideal for those seeking a quieter lifestyle. With a motivated seller and quick sale desired, this is a must-see home brimming with promise.

The Location

Set on Parklands Avenue in the area of Shipdham, this location offers the charm of peaceful village life while still being wonderfully connected. Shipdham is one of Norfolk's larger villages and has a lovely community feel, with a selection of local shops and a post office – perfect for those who enjoy a quieter pace without feeling too remote.

The village is ideally situated between Dereham and Watton, giving you easy access to a wider range of amenities including supermarkets, healthcare, and leisure facilities. For those who commute, the nearby A47 provides a straightforward route to Norwich, King's Lynn and beyond, making travel a breeze.

Families will be pleased to know that Shipdham is within the catchment for several well-regarded schools, adding to the area's appeal for those with children. With its welcoming atmosphere, pretty surroundings, and strong sense of community, Shipdham is a place that really does offer the best of both worlds – the comfort of countryside living with the convenience of town connections.





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Set in the peaceful village of Shipdham, this three-bedroom home offers a fantastic opportunity for first-time buyers or those looking to add value. Set back from the road, the property is tucked away in a quiet location and benefits from driveway parking in front of a garage – ideal for convenient, private parking.

Upon entering, you are welcomed into a spacious entrance hallway with a convenient WC. The ground floor features a generous sitting/dining room, with a large front window allowing in natural light and a rear door opening directly onto the garden, perfect for indoor-outdoor living.

The adjoining kitchen, while basic in its current setup, also offers direct access to the garden and provides plenty of scope for modernisation and personal touches.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The rear rooms boast charming field views, enhancing the sense of space and tranquility. The home sits on a great garden plot ideal for outdoor entertaining, gardening lovers, or even future extension potential (STPP).





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Having been owned by the same person for many years, the property is offered with no onward chain, and though it would benefit from cosmetic updating, it presents a rare and exciting chance to transform into a lovely family home. With a motivated seller and quick sale desired, don't miss this chance to secure a spacious home in a sought-after village setting.

Agents Note

Sold Freehold

Connected to all mains services.

- Chain-free sale with motivated seller – ideal for a quick move
- Owned by the same person for many years – a well-loved home
- Fantastic opportunity to add value with cosmetic updates
- Ideal for first-time buyers or investors
- Three well-proportioned bedrooms and family bathroom
- Spacious sitting/dining room with garden access
- Basic kitchen layout – ripe for modernisation
- Driveway parking and garage to the front
- Generous garden plot with field views to the rear
- Quiet village location with strong community feel and local amenities



Ground Floor
528 sq.ft. (49.1 sq.m.) approx.

1st Floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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.

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