



2 Mews Court

Larwood Way, Shipdham, Thetford, IP25 7LN



Minors & Brady

2 Mews Court Larwood Way

Shipdham, Thetford

Tucked away in the heart of Shipdham, this chain-free detached home offers spacious living with a modern finish throughout. With four generously sized bedrooms, two parking spaces and a garage, and a garden ready for landscaping, it's a move-in-ready property that combines comfort, practicality, and scope for the future.

- Chain free — ready to move straight into
- Detached family home in a tucked-away location
- Bright and spacious reception rooms
- Modernised throughout with new carpets and flooring
- Contemporary kitchen with separate utility room
- Handy downstairs WC
- Four large bedrooms (3 doubles) with excellent natural light
- Modern family bathroom — no need for further updates any time soon
- Two parking spaces plus garage
- Attractive sized garden with potential for further landscaping



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Location

Shipdham is a thriving Norfolk village with a warm community spirit, perfectly positioned between Dereham and Watton. Everyday amenities include a village store, primary school, pub, and post office, with well-regarded local schools making it particularly appealing for families. The surrounding countryside provides endless walking routes and open landscapes to explore, while convenient road links offer easy access to larger towns, and Norwich is within commuting distance. It's a location that blends rural charm with modern-day convenience.

Agents Note

We understand the property will be sold freehold, connected to all mains services with gas central heating.



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2 Mews Court Larwood Way

Shipdham, Thetford

This beautifully modernised four-bedroom detached home in Shipdham is a rare find — chain free and ready for its next chapter. Set in a tucked-away position, it offers privacy and peace while remaining close to village amenities and well-regarded local schools.

The ground floor welcomes you with large reception rooms full of natural light, perfect for both family gatherings and relaxed evenings. The modern kitchen is complemented by a separate utility room, while a convenient downstairs WC adds everyday practicality.

Upstairs, four spacious bedrooms provide flexibility for family life or home working, all served by a stylish family bathroom that requires no updating. Throughout the property, the interiors have been thoughtfully modernised, including new carpets and flooring, creating a fresh and neutral canvas for any style of décor.

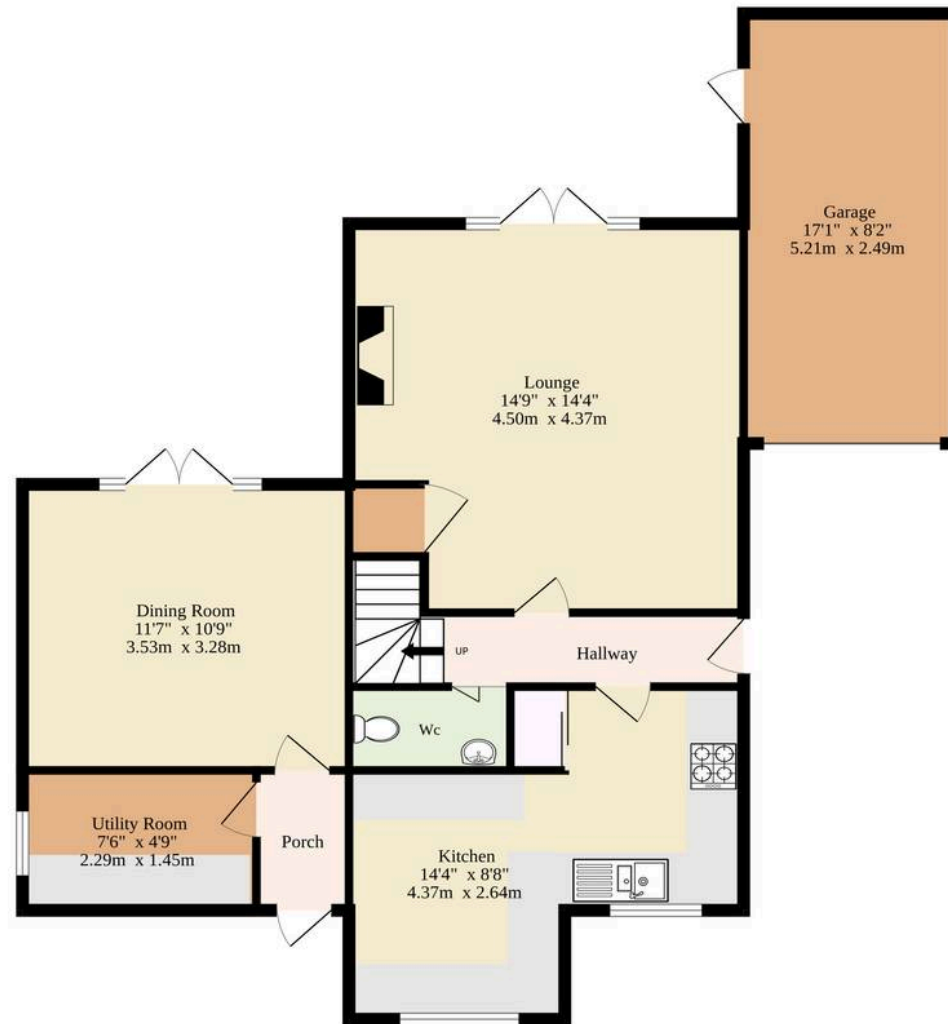
The home benefits from two parking spaces and a garage, making it ideal for households with multiple cars or those in need of extra storage. Expansive windows showcase views across greenery, while the garden provides the perfect blank canvas for landscaping — whether you're after a family-friendly lawn, a private entertaining area, or a mix of both.

With its combination of modern comforts, neutral styling, and generous proportions, this property is truly move-in ready, leaving nothing more to do than settle in and enjoy.

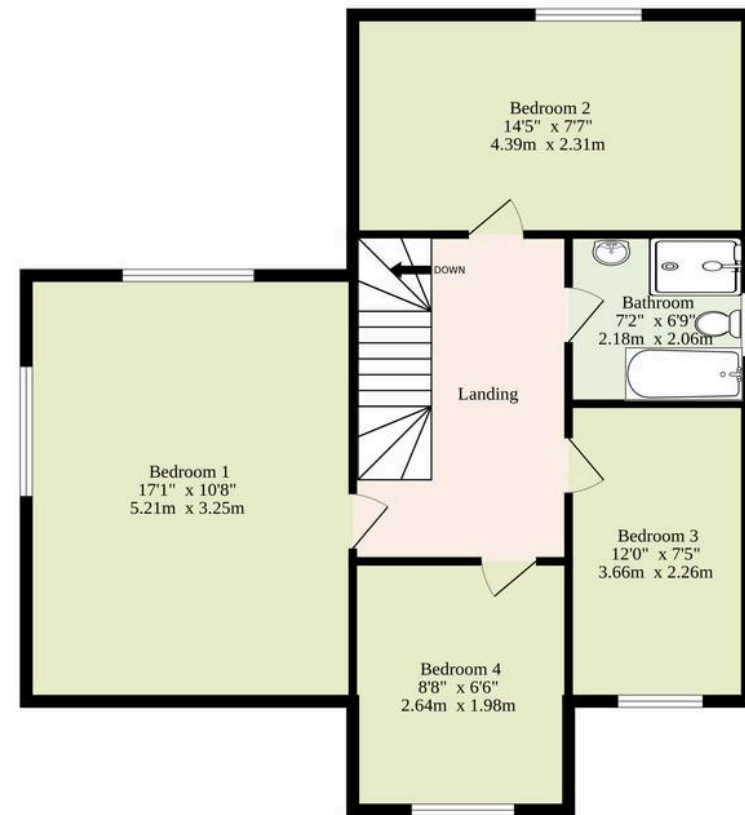
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Ground Floor
700 sq.ft. (65.0 sq.m.) approx.



1st Floor
554 sq.ft. (51.5 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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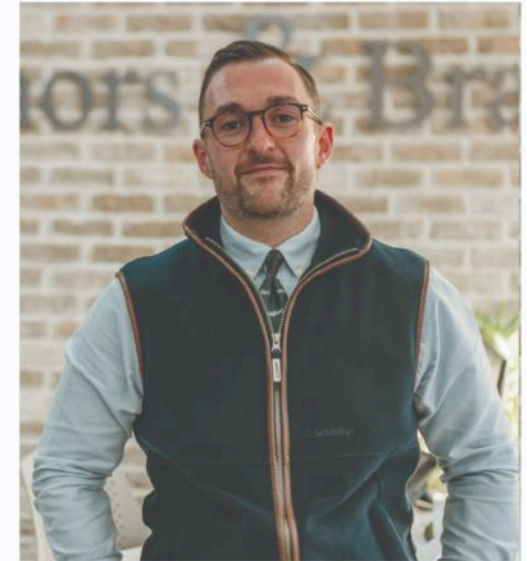
Dreaming of this home? Let's make it a reality



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Minors & Brady
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