



27 Eastgate, Shipdham

Thetford



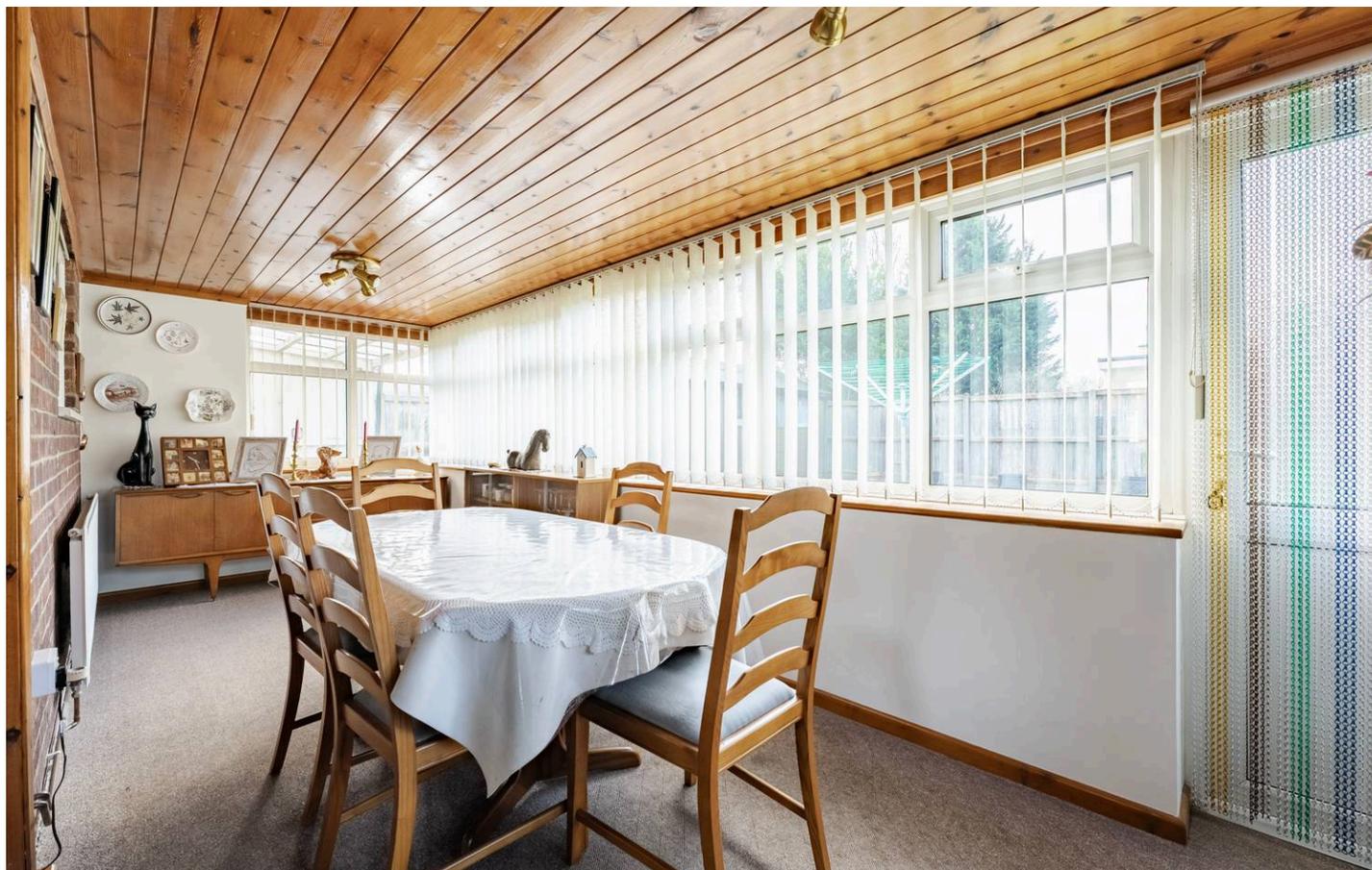
Minors & Brady

27 Eastgate

Shipdham, Thetford

Placed in a popular area of Shipdham, this four-bedroom link-detached home offers a versatile and well-planned layout, ideal for family living. It features a spacious lounge flowing into an adjoining conservatory, along with a ground-floor bedroom with en suite facilities. The fitted kitchen includes a pantry and space for appliances, with direct access to the integral garage and cloakroom for added convenience. Upstairs, three further bedrooms, one with built-in storage, are complemented by a family bathroom, all benefiting from natural light and practical layouts. Outside, the property sits on a generous plot with an enclosed rear garden, patio area, mature trees, and two driveways providing off-road parking. Combining flexible living spaces with extensive outdoor amenities, this home offers a practical and comfortable environment for family life.

- Four-bedroom link-detached family home in a popular Shipdham location
- Versatile and well-planned living layout
- Spacious lounge with adjoining conservatory
- Ground-floor bedroom with en suite facilities
- Fitted kitchen with pantry and appliance space
- Integral garage with internal access and cloakroom
- Three first-floor bedrooms, one with built-in storage
- Family bathroom on the first floor
- Generous enclosed rear garden with patio, mature trees, and storage shed
- Two driveways providing off-road parking and gated access to the rear



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The Location

Eastgate sits at the centre of Shipdham village, placing everyday amenities within easy reach, including local shops, a primary school, village pub, post office, and community facilities. The village also benefits from local healthcare services and small businesses, making daily life convenient for residents. Shipdham is well connected, offering straightforward access to Dereham, Watton, and the A47, which links through to Norwich and the wider Norfolk area, providing options for work, shopping, and leisure beyond the village.

Surrounded by open countryside yet practical for daily living, Shipdham remains popular with those seeking a village setting supported by strong local services and transport routes. Regular bus services operate through the village, providing convenient links to nearby towns, and there are easy driving routes for commuting or exploring the surrounding Norfolk countryside.

There are a number of green spaces and walking routes close by, ideal for outdoor activities, jogging, and dog walking. The village also has a variety of recreational facilities, including sports clubs and community halls, which host events and social gatherings throughout the year. Residents benefit from a strong sense of community, with active local groups, seasonal fairs, and social initiatives that help foster a welcoming and friendly atmosphere.



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Eastgate, Shipdham

A well-proportioned four-bedroom link-detached family home located within a popular area of Shipdham. The property offers flexible living accommodation including a spacious lounge and adjoining conservatory, a fitted kitchen, and a ground-floor bedroom with en suite facilities.

Additional features include a cloakroom, family bathroom, gas-fired central heating, and UPVC double-glazed windows throughout.

The entrance porch leads into a hallway with stairs to the first floor and access to the lounge and kitchen. The lounge connects to the conservatory and provides access to the ground-floor bedroom. The kitchen features a range of units, a pantry, and space for appliances, with direct access to an inner hallway that leads to the integral garage and cloakroom.

The first floor offers three further bedrooms, one with built-in wardrobes, and a family bathroom. All rooms benefit from natural light and practical layouts.

Externally, the property includes two driveways providing off-road parking and access to the integral garage. The rear garden is enclosed, laid mainly to lawn with a patio area, mature trees, and a storage shed. The front of the property features decorative flower beds and gated access to the rear.

An internal inspection is recommended to fully appreciate the layout and potential of this family home.

Agents Note

This property will be sold freehold.

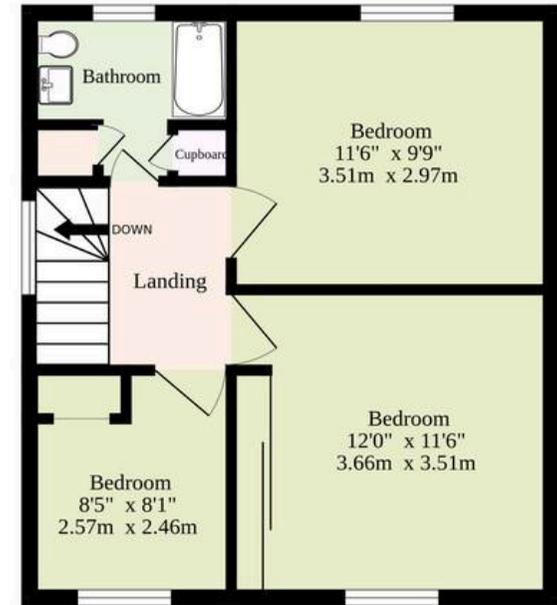
Connected to mains water, electricity, gas and drainage.



Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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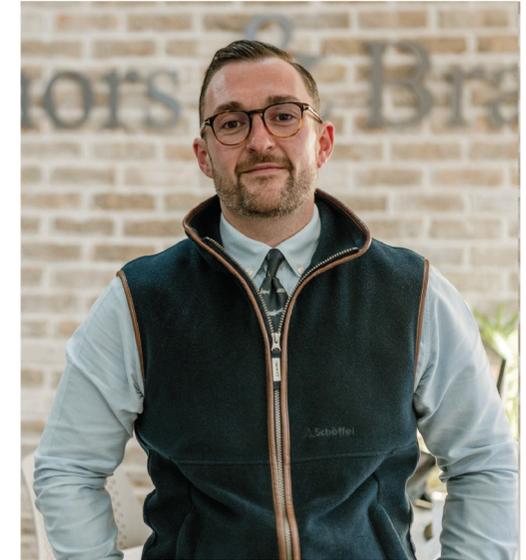
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