



1 Eastgate, Shipdham

Thetford



Minors & Brady

# 1 Eastgate

Shipdham, Thetford

Positioned within the well-served village of Shipdham, this detached three-bedroom home offers generous living space, practical family accommodation, and attractive views towards open fields. Set on a well-sized plot with driveway parking, a garage, and clear potential to extend, subject to the necessary planning permissions, the property presents an excellent opportunity for buyers looking for a home they can enjoy now while also adding their own style over time.

With local amenities close by and convenient access to surrounding towns, this is a well-placed home in a popular village setting.



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- Detached three bedroom family home in a well-positioned village setting close to local amenities
- Spacious living room with adjoining conservatory overlooking the rear garden
- Fitted kitchen with practical layout, plus separate WC/utility room
- Three well proportioned first floor bedrooms and a family bathroom
- Driveway and garage providing off-road parking and useful storage space
- Attractive views towards open fields, creating a pleasant semi-rural feel
- Generous plot with scope to extend or further enhance, subject to the necessary planning permissions
- Ideal family home offering space, flexibility, and excellent long-term potential

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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## Location

Located in the village of Shipdham, Eastgate enjoys a well-connected setting within the heart of Norfolk countryside. Shipdham offers a range of everyday amenities including a village shop, post office, primary school, medical centre, and local places to eat, creating a strong sense of community and convenience for day-to-day living. The nearby market towns of Dereham and Watton provide a wider selection of supermarkets, retail stores, cafés, and additional leisure facilities.

The village is well placed for access to Norwich, Swaffham, and surrounding areas via the A47 and A1075, making it practical for commuting while still enjoying a quieter village environment. Surrounded by open countryside and scenic walking routes, this location offers a peaceful setting with essential amenities close at hand.

## Eastgate

Stepping inside, the property opens through the entrance porch into the central hallway, creating a welcoming first impression and providing access to the main ground floor rooms. The living room is a bright and spacious reception area with plenty of room for both everyday family life and entertaining, while large windows allow for a good amount of natural light.



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To the rear, the conservatory provides an additional reception space overlooking the garden, offering flexibility as a sitting area, playroom, or dining space depending on requirements. The kitchen is fitted with a practical range of units and worktop space, creating a functional area for day-to-day use with direct access to the rear of the property. A separate WC/utility room adds further convenience, providing useful additional storage and space for laundry appliances, something especially valuable in a busy family home. The integral garage also offers excellent storage or potential for alternative use, subject to any necessary permissions.

Upstairs, the first-floor landing leads to three bedrooms, all well proportioned and offering flexibility for family living, guest accommodation, or home working. The two larger bedrooms provide comfortable double accommodation, while the third room is ideal as a nursery, study, or single bedroom. These are served by the family bathroom, fitted with a practical three-piece suite.

Externally, the property benefits from a driveway and garage providing off-road parking, along with outdoor space that enjoys pleasant views towards the surrounding fields. The plot offers clear potential for further improvement or extension, making this an ideal home for buyers seeking both immediate comfort and future opportunity.



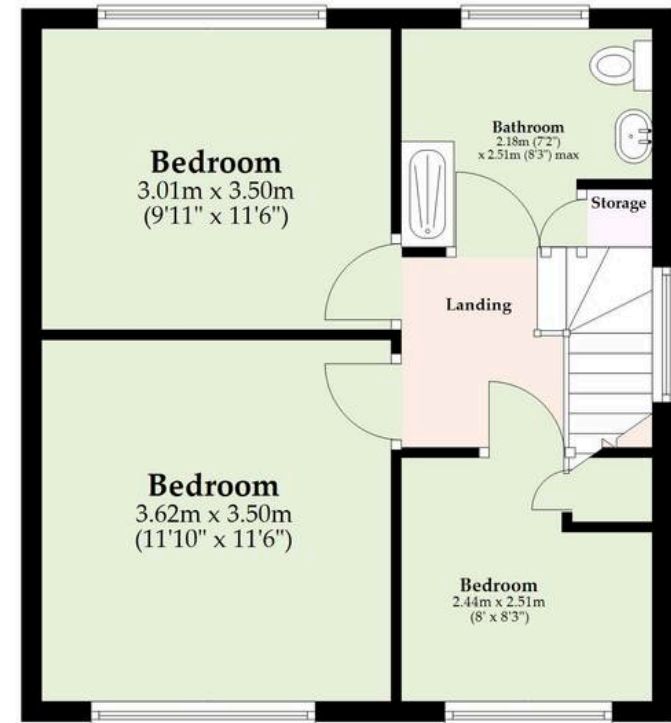
## Ground Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)  
(excluding Bedroom)



Total area: approx. 118.1 sq. metres (1271.5 sq. feet)

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.

Plan produced using PlanUp.

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