



7 Park Estate, Shipdham

Minors & Brady



7 Park Estate

Shipdham, Thetford

A superb opportunity to acquire a well-presented family home with an impressive garden, garage and off-road parking. The property offers a bright and welcoming sitting room featuring a charming log burner, creating a cosy focal point for everyday living. To the rear, a spacious kitchen/dining room provides excellent storage, generous worktop space and room for a range of appliances. Upstairs, three bedrooms are served by a modern shower room complete with a large walk-in shower. Outside, the substantial rear garden enjoys a good degree of privacy and features both lawned and decked areas for relaxing and entertaining. Further benefits include off-road parking, an EV charging point and a detached garage.

- Well-presented semi-detached home throughout
- Spacious sitting room with feature log burner
- Modern kitchen with excellent cupboard storage
- Generous dining space ideal for family living
- Three well-proportioned first-floor bedrooms
- Contemporary shower room with walk-in shower
- Impressive rear garden enjoying a private feel
- Lawned garden with decked seating area
- Off-road parking with convenient EV charging point
- Detached garage offering storage or workshop potential



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The Location

Shipdham is a well-regarded Norfolk village that combines the charm of countryside living with a strong sense of community and an excellent range of everyday amenities. As one of the largest villages in Norfolk, it offers a convenient and well-served environment while retaining its rural character and appeal.

Residents benefit from a variety of local facilities, including a village shop, post office, primary school, medical centre, public houses and places to eat, ensuring day-to-day needs are easily catered for. The village also enjoys a range of community groups, recreational facilities and open spaces, contributing to its welcoming atmosphere and making it an appealing place for families, professionals and retirees alike.

Surrounded by attractive Norfolk countryside, the area provides abundant opportunities for walking, cycling and exploring the outdoors. Quiet country lanes, nearby footpaths and scenic rural views allow residents to enjoy the best of village life throughout the seasons.

For a wider selection of shops, supermarkets, leisure facilities and services, the nearby market towns of Dereham and Watton are both within easy reach. Dereham in particular offers a comprehensive range of amenities, healthcare facilities, schooling options and independent businesses, while both towns provide excellent support for everyday living.

Despite its peaceful setting, Shipdham remains exceptionally well connected. The A1075 and nearby A47 provide convenient road access to Norwich, Swaffham, King's Lynn and the wider Norfolk region, making the village a practical location for commuters and those wishing to travel further afield. Norwich city centre can be reached within a reasonable drive and offers an extensive choice of shopping, dining, entertainment and cultural attractions.



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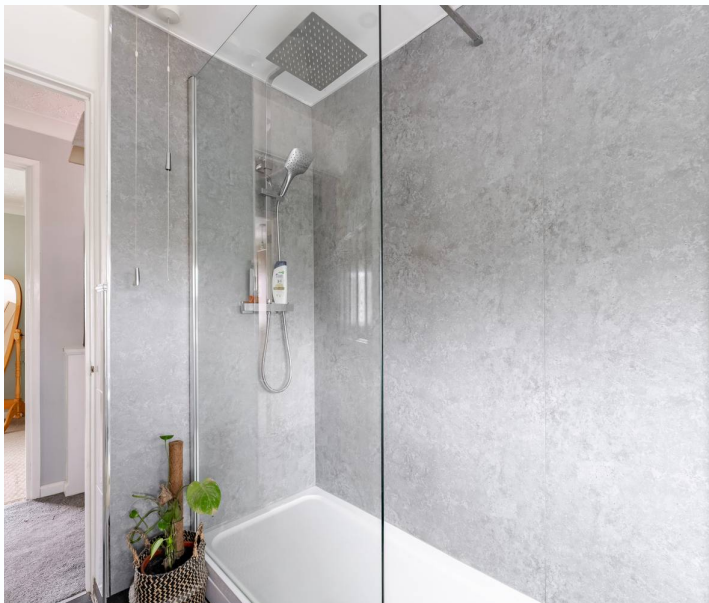
Park Estate, Shipdham

Situated within a popular residential setting, this well-presented semi-detached home offers a fantastic balance of comfortable living space, practical features and excellent outdoor space, making it an ideal choice for families, first-time buyers and those seeking a home ready to move into and enjoy.

The accommodation begins with an entrance hall providing access to the principal ground floor rooms. Positioned to the front of the property, the sitting room is a particularly inviting space, centred around a charming log burner which creates a cosy focal point and enhances the room's welcoming atmosphere. The bay-fronted design also helps to maximise natural light, making it an ideal space for both relaxing and entertaining.

To the rear, the spacious kitchen/dining room provides the heart of the home. Fitted with a modern white kitchen, the room offers an excellent amount of cupboard and worktop space, together with room for a range of appliances. The generous proportions ensure there is ample space for dining, creating a sociable environment for everyday family life, mealtimes and hosting guests. Double doors open directly onto the garden, helping to connect the indoor and outdoor living spaces.

The first floor comprises three bedrooms, offering flexible accommodation for growing families, visiting guests or those working from home. The principal bedroom is particularly well proportioned, whilst the additional bedrooms provide versatile space to suit a variety of requirements.



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Serving the bedrooms is a contemporary shower room featuring a large walk-in shower, wash hand basin and WC. The well-planned layout ensures the space remains both practical and comfortable for everyday use.

One of the standout features of this home is undoubtedly the rear garden. Occupying an excellent-sized plot, the garden provides an impressive amount of outdoor space while retaining a pleasant sense of privacy.

Predominantly laid to lawn, there is plenty of room for children to play, keen gardeners to enjoy, or simply to relax outdoors during the warmer months. A decked seating area offers the perfect spot for outdoor dining, entertaining or unwinding in the evening.

Further benefits include off-road parking, an EV charging point and a detached garage, providing useful storage, workshop potential or additional parking options.

Agent's Note

This property will be sold freehold.

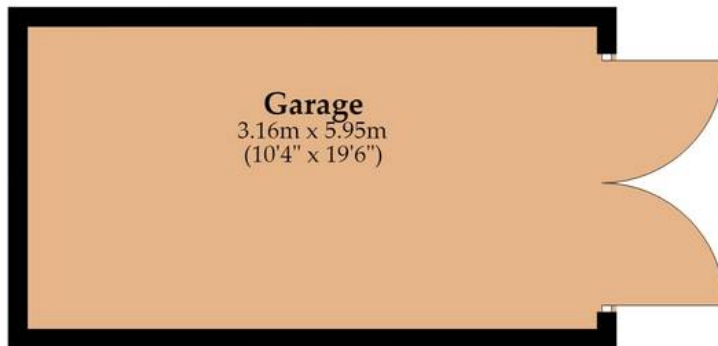
Connected to mains water, electricity, gas and drainage.



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Garage

Approx. 18.8 sq. metres (202.5 sq. feet)



Ground Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

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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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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