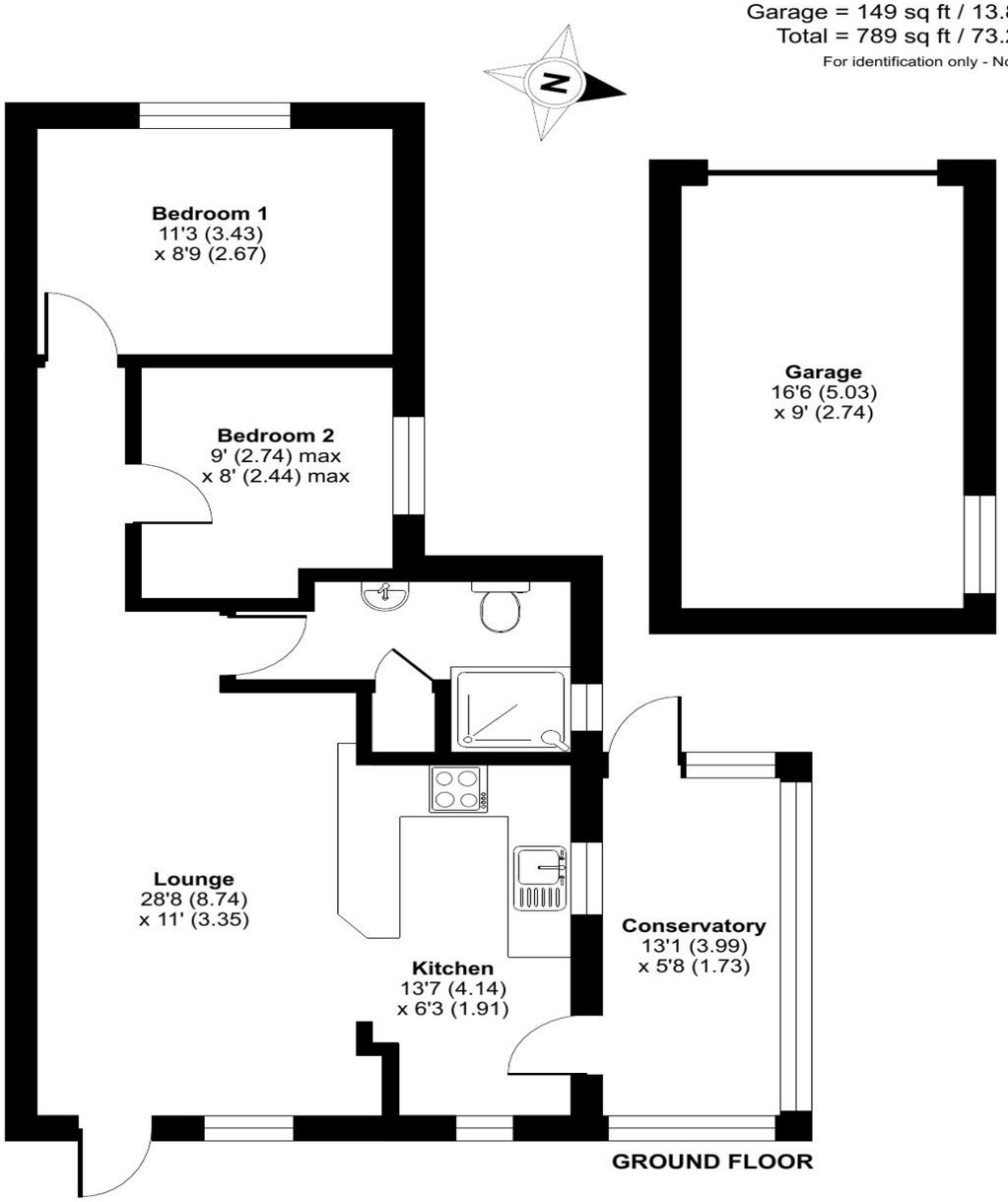
Parklands Avenue, Shipdham, Thetford, IP25

Approximate Area = 640 sq ft / 59.4 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 789 sq ft / 73.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1326929

LONGSONS



Parklands Avenue, Shipdham, Thetford, IP25 7PZ

Very well presented, semi detached two bedroom bungalow, tucked away in a cul-de-sac location in the popular village of Shipdham. The property is situated with views of grazing land and offers open plan living, garage, parking, gardens, conservatory, gas central heating and UPVC double glazing.

Price £215,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
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Situated in a cul-de-sac location in the popular village of Shipdham, Longsons are delighted to bring to the market this very well presented and modernised semi detached bungalow. Tucked away in a cul-de-sac position, the property is located with views of grazing land to the side and offers open plan living, garage, gardens, conservatory, parking, gas central heating and UPVC double glazing.

Briefly, the property offers open plan kitchen/diner/lounge, conservatory, two bedrooms, shower room, garage, gardens, parking, gas central heating and UPVC double glazing.

SHIPDHAM
Situated approximately midway between the towns of Dereham and Watton, Shipdham is a large village with a good selection of amenities including - shops, post office, pub, doctors surgery and primary school. A regular bus service is available to Dereham and Watton and the City of Norwich is approximately a 35 minute drive away.

Open Plan Lounge/Kitchen
28'8" (8.74m) x 11'0" (3.35m)
Lounge Area: Entrance door opening to front, wood effect laminate to floor, two radiators, UPVC triple glazed window to front.

Kitchen Area
13'7" (4.14m) x 6'3" (1.91m)
Fitted kitchen units to walls and floor, work surface over, stainless steal sink unit with mixer tap and drainer, integrated Bosch oven, integrated microwave and induction hob, extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, UPVC double glazed windows to front and side, water softener, tiled splashback, UPVC double glazed door to conservatory, radiator.

Conservatory
13'1" (3.99m) x 5'8" (1.73m)
UPVC double glazed conservatory, patio door opening to rear garden, solid roof providing more comfortable temperature for all year round usage, radiator.

Hall
Wood effect laminate to floor, loft access, radiator.

Bedroom One
11'3" (3.43m) x 8'9" (2.67m)
UPVC double glazed window to rear radiator.

Bedroom Two
9'0" (2.74m) Max x 8'0" (2.44m) Max
UPVC double glazed window to side, radiator.

Shower Room
6'7" (2.01m) x 10'11" (3.33m)
Shower area, wash basin built in storage cupboard, WC, built in cupboard housing the gas central heating boiler, tiled splashback, obscured glass UPVC double glazed window to side, radiator.

Garage
16'6" (5.03m) x 9'0" (2.74m)
Up and over door to front, UPVC double glazed window to side, electric light and power.

Outside Front
Small front garden laid to artificial lawn, driveway providing off road parking for approximately two vehicles, outside lights, gated access to rear garden.

Rear Garden
Enclosed low maintenance rear garden, paved patio seating area, selection of shrubs and plants, gated access to side providing access to public bridal way, outside lights, outside tap, wooden fence and hedge to perimeter, gated,access to front.

Agents Note
EPC rating C70 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi Detached Bungalow
- Two Bedrooms
- Modern Open Plan Living
- Energy Efficiency Rating C70
- Garage, Gardens & Parking
- Cul-De-Sac Location
- Gas Central Heating
- UPVC Double Glazing









Parklands Avenue, Shipdham, Thetford, IP25 7PZ

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