



54 Parklands Avenue, Shipdham

In Excess of £190,000

Minors & Brady



54 Parklands Avenue

Shipdham, Thetford

Charming three-bedroom home with huge potential in peaceful village setting. Tucked away on the quiet and sought-after Parklands Avenue in Shipdham, this chain-free three bedroomed property is a fantastic opportunity for first-time buyers, investors or anyone eager to put their own stamp on a home. Lovingly owned by the same family for many years, it is now ready for a new chapter, offering plenty of scope to modernise and add value. Inside, the home boasts a spacious and well-proportioned layout, while outside you'll find a generous garden plot with open field views to the rear. Perfect for those who appreciate privacy and a touch of countryside charm. Though in need of cosmetic updates, the home's solid foundation and excellent potential make it an exciting project for the right buyer. Additional features include a private driveway and a linked garage, providing secure off-road parking and useful storage space, adding everyday convenience to this appealing home. The peaceful location makes it ideal for those looking to enjoy a slower, more relaxed lifestyle. This is a rare opportunity not to be missed.

- Fantastic opportunity to add value with cosmetic updates
- Ideal for first-time buyers or investors
- Three well-proportioned bedrooms and family bathroom
- Spacious sitting/dining room with garden access
- Basic kitchen layout – ripe for modernisation
- Driveway parking and garage to the front of this link-detached home
- Generous garden plot with field views to the rear
- Quiet village location with strong community feel and local amenities

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54 Parklands Avenue

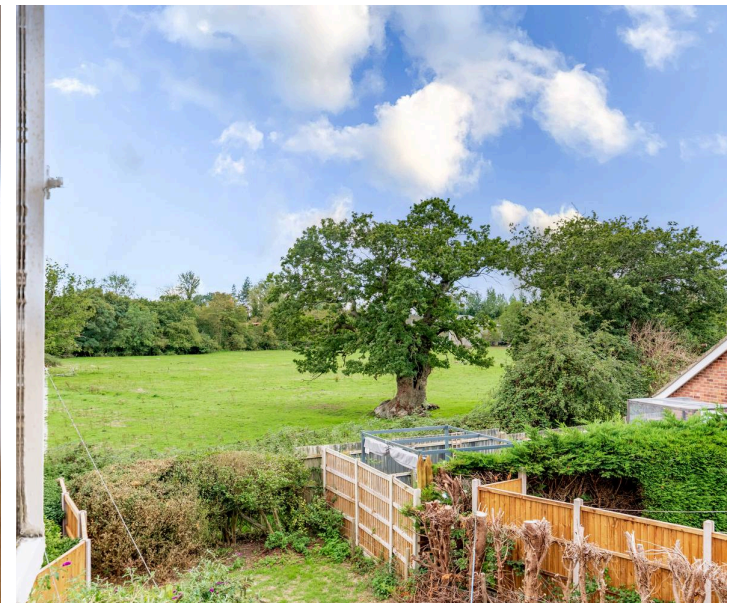
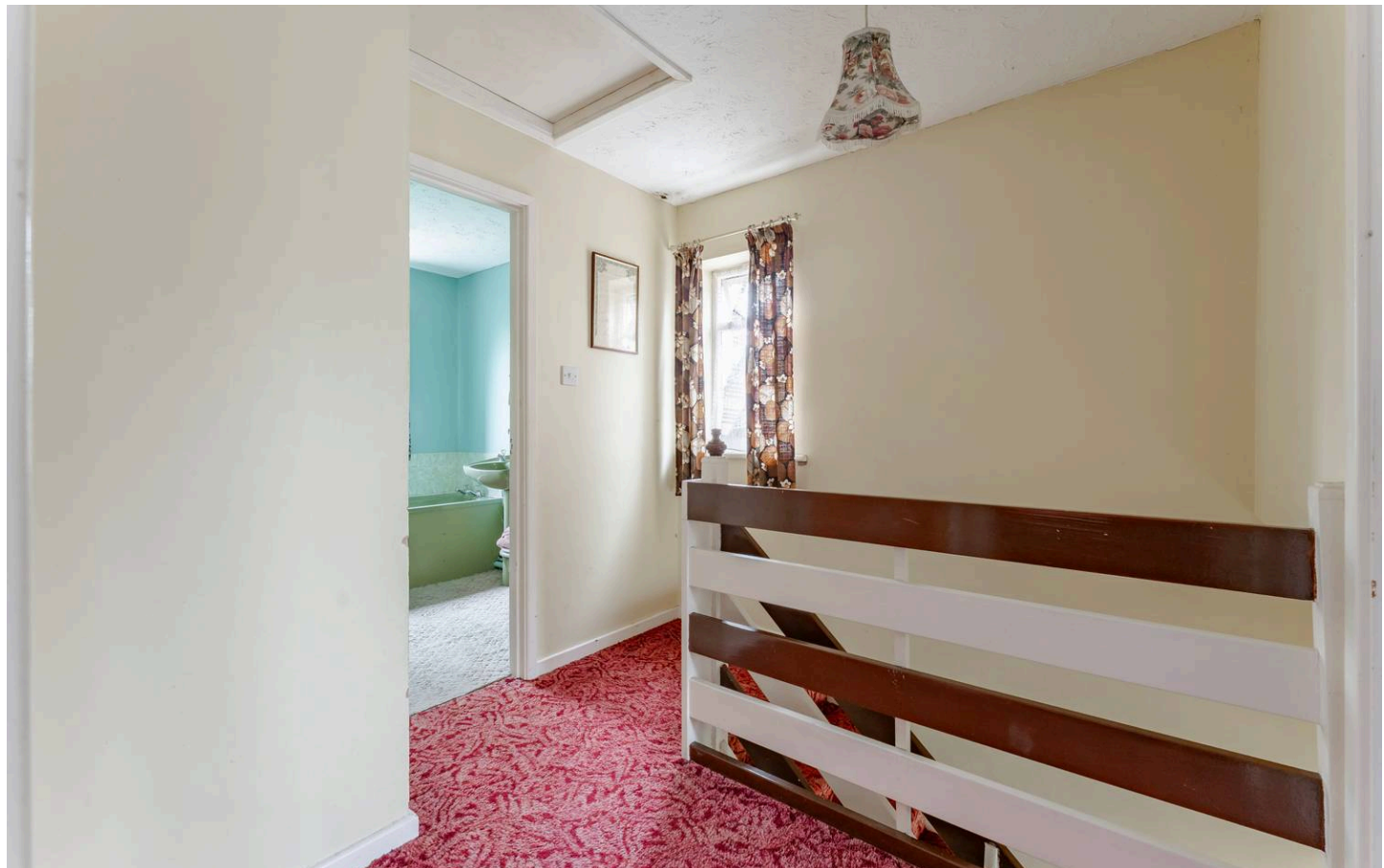
Shipdham, Thetford

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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Location

Situated within the established Norfolk village of Shipdham, Parklands Avenue enjoys a convenient setting with a good range of local amenities close at hand. Shipdham is one of Norfolk's larger villages, positioned on the A1075 between the market towns of Dereham and Watton. The village provides a local shop and post office, GP surgery, primary school, village pub, café, and a range of community facilities, while regular bus services provide connections to surrounding towns.

The surrounding area is characterised by open Norfolk countryside, with local green spaces, walking routes, and recreational facilities nearby. Dereham is approximately five miles away and provides a broader selection of shops, supermarkets, schools, leisure facilities, and services, while the A47 offers convenient road connections towards Norwich and the wider county.



Ground Floor
528 sq.ft. (49.1 sq.m.) approx.

1st Floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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Minors & Brady

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