

COWSLIP CROFT

Shipdham, Thetford IP25 7RU

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- Built in 2021 with 10 Year Warranty
- Tucked Away on a Private Close
- Ground Floor Underfloor Heating
- Three Good Size Bedrooms
- En Suite, Bathroom & Cloakroom
- Field Views to Rear
- Garage & Parking

IN SUMMARY

Built in 2021 with a 10 YEAR WARRANTY, panoramic FIELD VIEWS can be found TO REAR, with a wonderful OAK PORCH positioned to the front, creating a STRIKING ENTRANCE to this HIGH SPECIFICATION HOME. With UNDERFLOOR HEATING installed at ground level and first floor radiators, the heating is powered by an AIR SOURCE HEAT PUMP. The highlight of this home is the OPEN PLAN KITCHEN/DINING ROOM with a BREAKFAST BAR, hall, cloakroom and SITTING ROOM. Upstairs THREE BEDROOMS lead from the landing of which the MAIN BEDROOM has an EN SUITE SHOWER ROOM and there is a FAMILY BATHROOM. Outside, PARKING is provided to front with a GARAGE and GARDEN.

SETTING THE SCENE

The property is tucked away on Cowslip Croft and approached via a tarmac roadway which leads to the block paved parking area in front of the garage. With an Indian sandstone footpath leading to the main property and the utility room, there is an oak framed porch to front with exposed brickwork and a pitched roof.

THE GRAND TOUR

Stepping into the entrance hall, there is underfloor heating which runs throughout the ground floor. To the left-hand side as you enter, the sitting room has a window facing to front and opens to the open plan kitchen/dining room. In this space, there is continued vinyl flooring, a built-in breakfast bar, fridge freezer, dishwasher, induction hob, and eye-level electric double oven with a floating extractor fan. The utility room has space for washing machine and tumble dryer with an inset sink and mixer tap. The cupboard in the corner is home to the hot water cylinder and underfloor heating manifold. A low-level W.C can be found in the cloakroom with a hand wash basin. Upstairs three bedrooms with fitted carpets lead from the landing, of which the main bedroom has an en suite shower room, with a family bathroom next door. Two of the bedrooms face to rear with field views. There is a three-piece suite in both the en suite and bathroom which one has a double shower and the other a bath with mixer tap.

THE GREAT OUTDOORS

The rear garden is laid to lawn with an area of patio, but the highlight is the views over fields and paddocks to rear. There is an area of shingle adjacent to the property for storage and footpath to the personnel door on the garage.



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OUT & ABOUT

The property is located in the popular village of Shipdham, a large village situated approximately 5 miles equidistant of both the bustling market towns of Dereham and Watton. It has extensive amenities including a primary school, which incorporates a play group, shops, doctors surgery, two public houses and an attractive church. There are regular bus services to both Dereham and Watton and provides easy access to the A47.

FIND US

Postcode : IP25 7RU

What3Words : ///heaven.umbrella.silent

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1358.65 ft²
126.22 m²