



THE STORY OF

19a Letton Road

Shipdham, Norfolk

SOWERBYS



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19a Letton Road

Shipdham, Norfolk,
IP25 7NE



New Build Detached Bungalow

To be Fitted with Modern Kitchen/Breakfast Room

Three Bedrooms with En-Suite to
Principal and a Family Bathroom

Enclosed Garden

Garage and Ample Off Road Parking



Nestled within the thriving Norfolk village of Shipdham, an exciting opportunity is on the horizon – a brand-new bungalow, which is currently under construction. This stunning property is set to redefine modern living, combining style, comfort, and functionality in perfect harmony.

The builder's attention to detail will be evident in every corner, ensuring a home that exudes quality and elegance.

This bungalow offers three generously sized bedrooms, providing ample space for family, guests, or even a home office.

The principal bedroom boasts the luxury of an en-suite shower room, whilst the others are served by the well-appointed family bathroom.

Step into the welcoming sitting room, a space bathed in natural light and designed for relaxation. Whether you're spending cosy evenings together as a family or hosting gatherings with friends, this room will be the heart of your home.

The kitchen/breakfast room will be fitted with modern amenities and ample space. It won't just be a place to cook, but also a hub for family meals and socialising.

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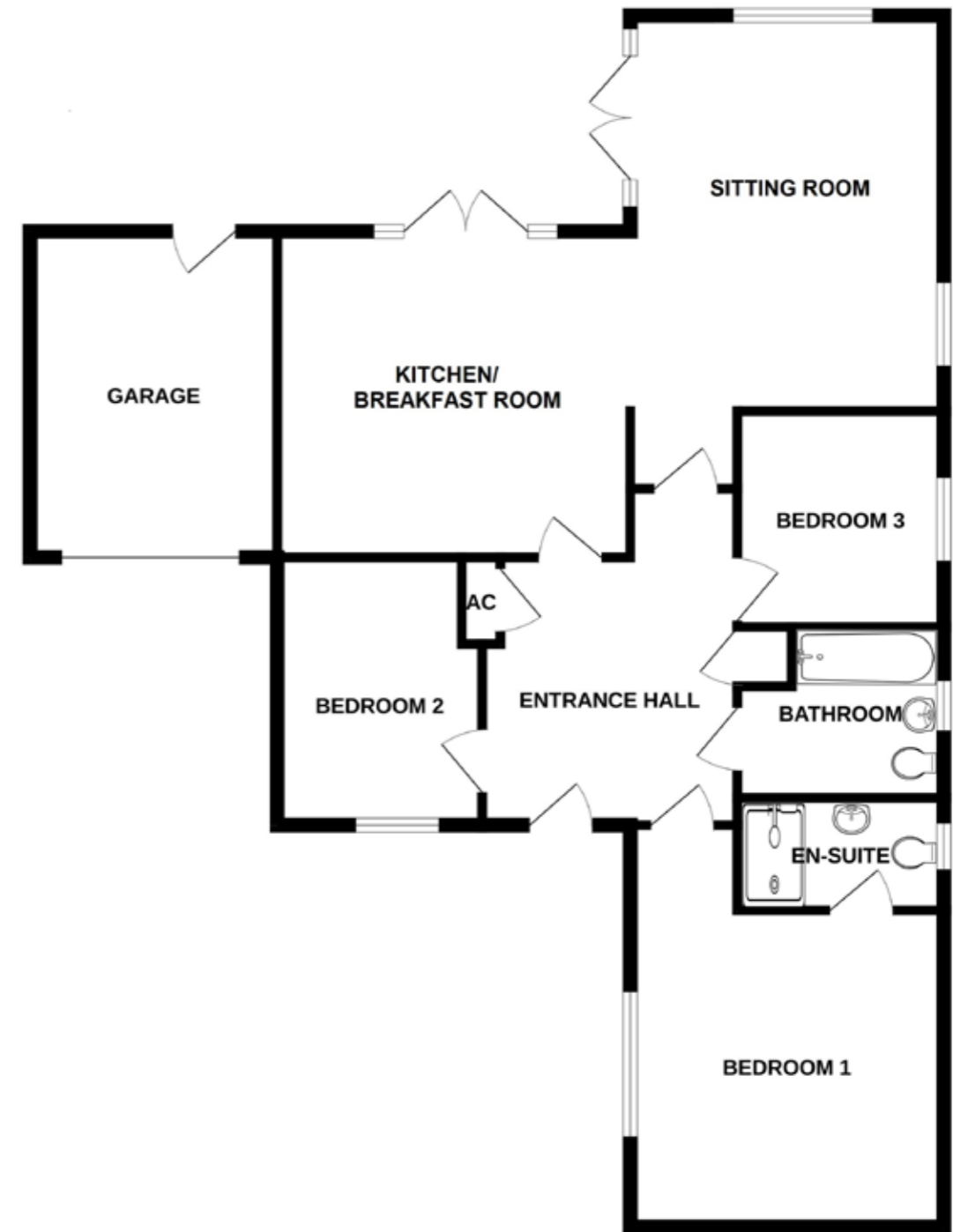
Outside, you'll discover an enclosed, low-maintenance garden space where you can soak up the sun, enjoy outdoor dining, or cultivate your green thumb. Ample off road parking to the front leads to the single garage.



This new build bungalow is your canvas, ready to be transformed into your dream home. The plans for the property are available on the Breckland Planning Portal (Reference: 3PL/2019/1136/F), offering a glimpse into the promising future of this exquisite residence.



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Shipdham

IN NORFOLK
IS THE PLACE TO CALL HOME



Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton

and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from Sowerbys



Shipdham

“It’s an exciting opportunity to purchase a brand new bungalow in the thriving village of Shipdham.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Heating via air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///smoking.washable.escape

AGENT'S NOTE

The external photos have been virtually renovated.
The kitchen, bathroom and en-suite are currently in the process of being fitted.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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