



THE STORY OF

4 Cushing Close

Shipdham, Norfolk

SOWERBYS

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4 Cushing Close

Shipdham, Norfolk
IP25 7PX

Immaculately Presented Detached Home

Mid-Norfolk Village with Range of Amenities

Cul-De-Sac Position Backing Paddocks

Improved and Renovated Throughout

Open-Plan Kitchen / Dining Room

Bay Fronted Living Room

Four Bedrooms Including Principal with Balcony

Delightful Enclosed Rear Garden

Garage/Store and Ample Driveway Parking

SOWERBYS DEREHAM OFFICE

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“When we moved, it gave us more space for family living, as well as a lovely community to bring up our young son.”

This meticulously designed and well-proportioned family residence is ideally situated at the quiet end of a cul-de-sac in the popular village of Shipdham, boasting a variety of local amenities.

Over the past few years, the current homeowners have dedicated themselves to expanding, remodelling, and enhancing the property, implementing a series of improvements. Commencing with the addition of a new entrance porch, the ground floor has been generously designed, cleverly incorporating additional space through the partial conversion of the integral garage. The focal point of this transformation is the newly created open-plan kitchen/dining area, featuring

an exquisitely fitted kitchen complete with a range of integral appliances and ergonomic features.

The ground floor is further complemented by a luminous living room with dual aspects, a bay frontage, and double doors opening to the rear garden. Adjacent to the kitchen, a convenient utility/boot room and a downstairs cloakroom complete the ensemble.

Ascending to the first floor, four well-proportioned bedrooms and a family bathroom are strategically arranged around the landing. The principal bedroom boasts doors leading to a balcony, providing a unique spot for enjoying your morning coffee.





At the front of the property, an ample driveway accommodates multiple vehicles along the entire frontage, leading to the partially converted garage.

The landscaped rear garden features an abundance of patio space and a substantial deck, ideal for outdoor dining. A generously sized lawn, a large timber-framed summer house shed, and captivating views over the adjacent paddocks contribute to the overall charm of this delightful home.





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.



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 the Vendor



“We love the quietness of the close. Everyone is so friendly and nice, making it a pleasure to live here.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2757-3018-3203-2862-6204

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

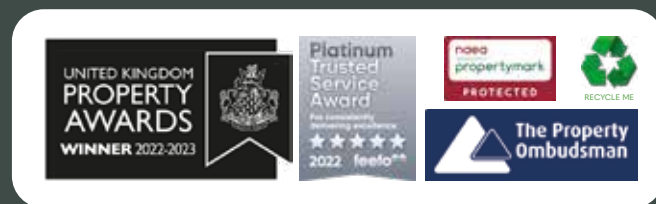
Freehold.

LOCATION

What3words: ///cheaper.demanding.twins

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SOWERBYS



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