

## 24 Fen Folgate, Shipdham

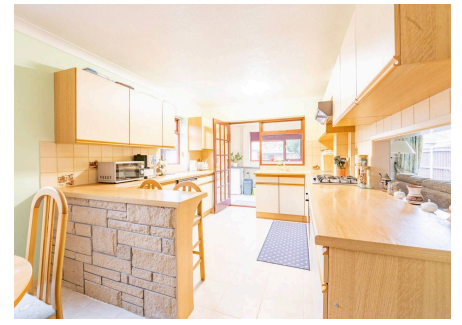
£220,000 Freehold

Conveniently situated just a short drive from Dereham and local amenities, this impressive three-bedroom detached house presents the perfect opportunity to create your dream family home. The property boasts a spacious and well-presented interior, designed to accommodate modern living requirements.



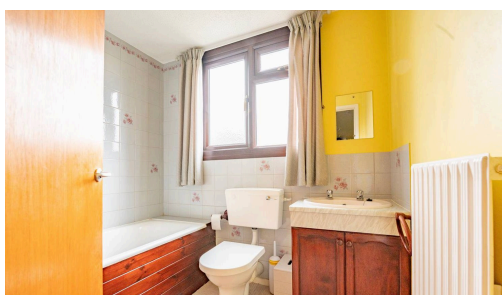
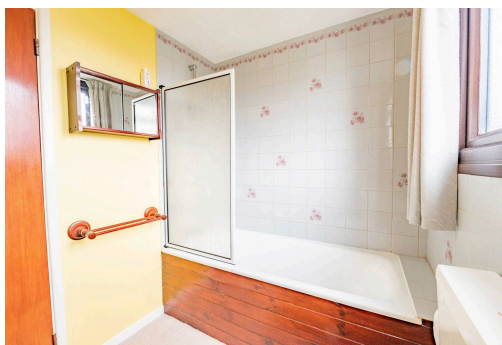
## Location

Nestled in the picturesque village of Shipdham, Fen Folgate offers the perfect balance between tranquil rural living and convenient accessibility. Shipdham is one of Norfolk's largest villages, boasting a friendly community, a historic church, and a range of local amenities, including a post office, a primary school, and charming pubs. The property is ideally located just a short drive from Dereham, which provides further shopping, dining, and leisure facilities. With its proximity to the A47, the home ensures seamless connections to Norwich, King's Lynn, and beyond, making it a fantastic choice for commuters and families alike. Surrounded by the stunning Norfolk countryside, Fen Folgate also invites outdoor enthusiasts to explore nearby walking trails and scenic landscapes. This location truly offers something for everyone.



## Fen Folgate

Enter through the porch into the hallway, where you are greeted by a versatile ground-floor bedroom that can easily be transformed into a home office, providing flexibility for your living arrangements. Moving forward, you will find the bright and airy living room, featuring sliding doors that lead out to the rear garden, flooding the space with natural light.





The open plan kitchen/dining area is a focal point of the home, providing a hub for family gatherings and entertaining guests. With access to a convenient utility room, complete with plumbing for essential appliances and direct access to the rear garden, daily tasks become a breeze.

Upstairs, the property boasts two additional bedrooms, with the main bedroom featuring fitted wardrobes for additional storage. A three-piece family bathroom completes the first floor, incorporating a shower attachment over the bath for added convenience.

Outside, the rear garden is well-sized and impeccably maintained, providing a peaceful retreat ideal for relaxation. Additionally, a small storage shed offers space for gardening tools and outdoor equipment. To the front of the property, a driveway and garage offer off-road parking, complemented by a small garden with a path leading to the front door.

This property presents an excellent opportunity to create a comfortable and functional family home in a sought-after location. With its versatile living spaces, enclosed rear garden, and convenient amenities, this residence has all the makings for a harmonious and enjoyable lifestyle.

### **Agents Notes**

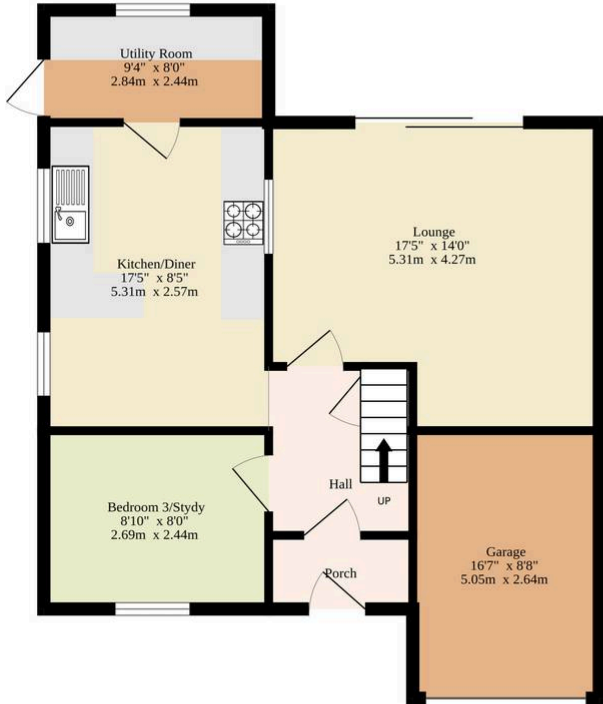
We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

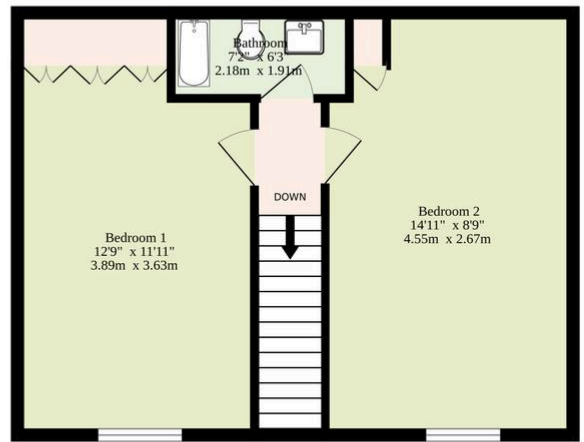
Tenure: Freehold



**Ground Floor**  
770 sq.ft. (71.5 sq.m.) approx.



**1st Floor**  
314 sq.ft. (29.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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.  
Made with Metropix ©2024