



THE STORY OF

3 Letton Road

Shipdham, Norfolk

SOWERBYS

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THE STORY OF

3 Letton Road

Shipdham, Norfolk
IP25 7ND

Thriving Village Location

Contemporary Finish
Throughout

Three Bedrooms

Semi-Detached Home

Large Sitting Room

Driveway

Private Garden

SOWERBYS DEREHAM OFFICE

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This beautifully presented three-bedroom semi-detached property is located in the vibrant Norfolk village of Shipdham. Offering versatile accommodation across two levels, this home epitomises modern living, combining comfort with practicality.

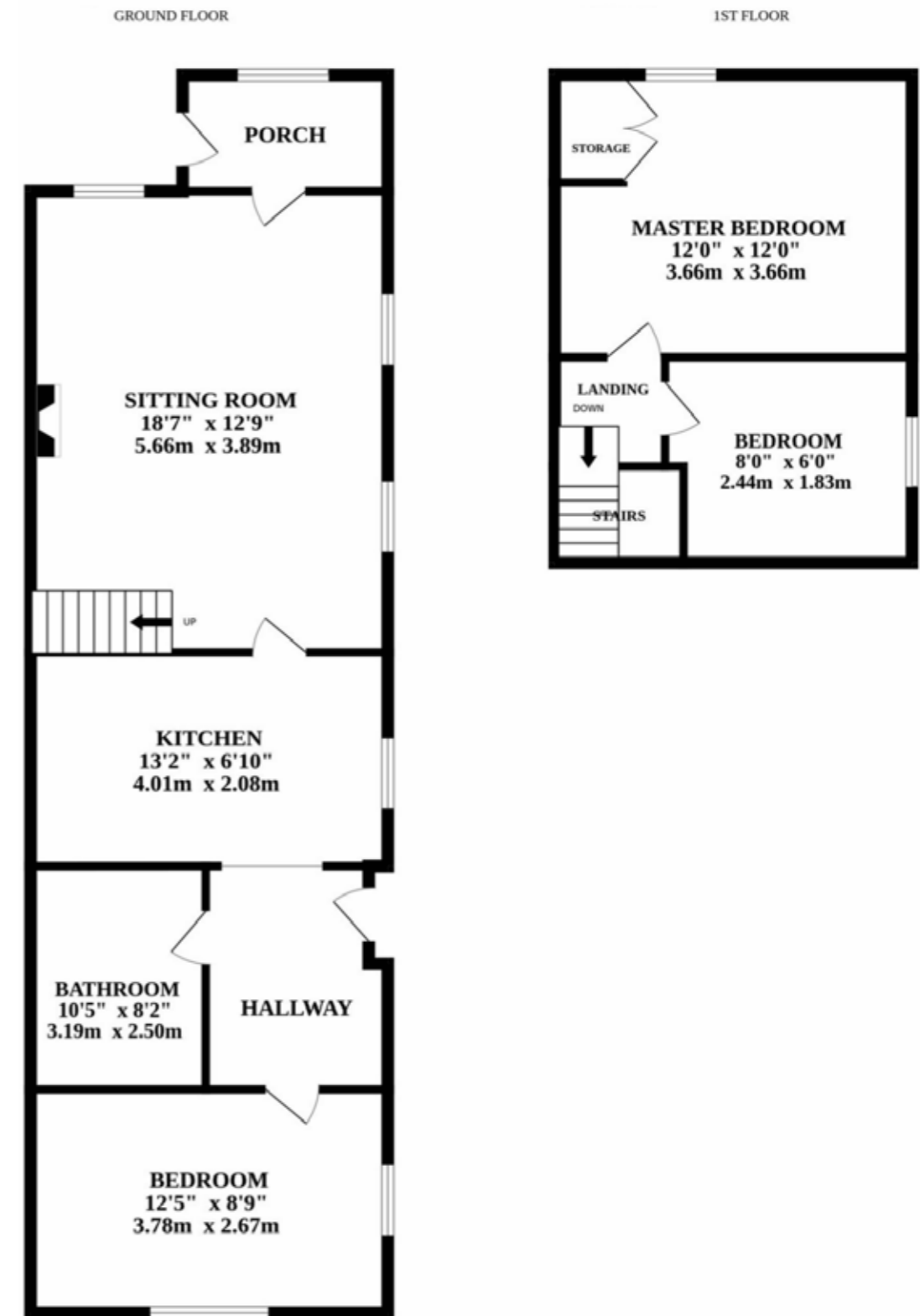
Step into the inviting entrance porch, which opens into the generous ground floor living spaces. The modern fitted kitchen is a standout feature, providing ample cupboard and worktop space, along with an integrated electric oven and hob. There's plenty of room for an under-counter fridge-freezer and washing machine, making it a functional yet stylish space for all your culinary needs.

The cosy sitting room, bathed in natural light, offers a flexible layout, allowing you to personalise it with your preferred furniture and décor. Adjacent to the sitting room is the second double bedroom, a well-proportioned space suited to traditional furnishings. Completing the ground floor is a sleek, contemporary bathroom, equipped with a bathtub, washbasin, WC, and a heated towel rail.

A staircase from the sitting room leads to the first floor, where you'll find the principal double bedroom—a tranquil and generously sized retreat. Also on this level is a smaller third bedroom, ideal as a dressing room, nursery, or home office, perfectly adaptable to your lifestyle needs.

The property is set back from the road, accessed via a private gated driveway with off-road parking for up to three vehicles. The enclosed rear garden is designed for low-maintenance enjoyment, featuring a neatly kept lawn, a spacious patio for outdoor dining, and mature shrubs that add a touch of greenery.





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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Shipdham

NORFOLK'S LONGEST VILLAGE

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



“Moving here allowed me to be close to family. The neighbours are wonderful and it feels like a real community.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via LPG boiler.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0858-9088-7283-0230-1274

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: ///frightens.coining.overused

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SOWERBYS

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