



32b Letton Road, Shipdham

In Excess of £440,000

# 32b Letton Road

Shipdham, Thetford

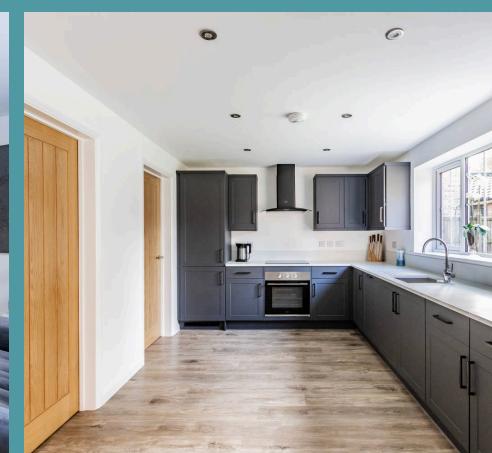
This stunning home in Shipdham is the epitome of modern living. The spacious and versatile ground floor offers a dedicated study area, a stylish kitchen with integrated appliances and an inviting open-plan living area that seamlessly connects to the beautiful garden via french doors. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with shower ensuite. The well-maintained garden, laid to lawn and patio and ample parking, plus a double garage, provide both outdoor relaxation and practicality. This property is the perfect canvas to create your dream lifestyle in the heart of Shipdham.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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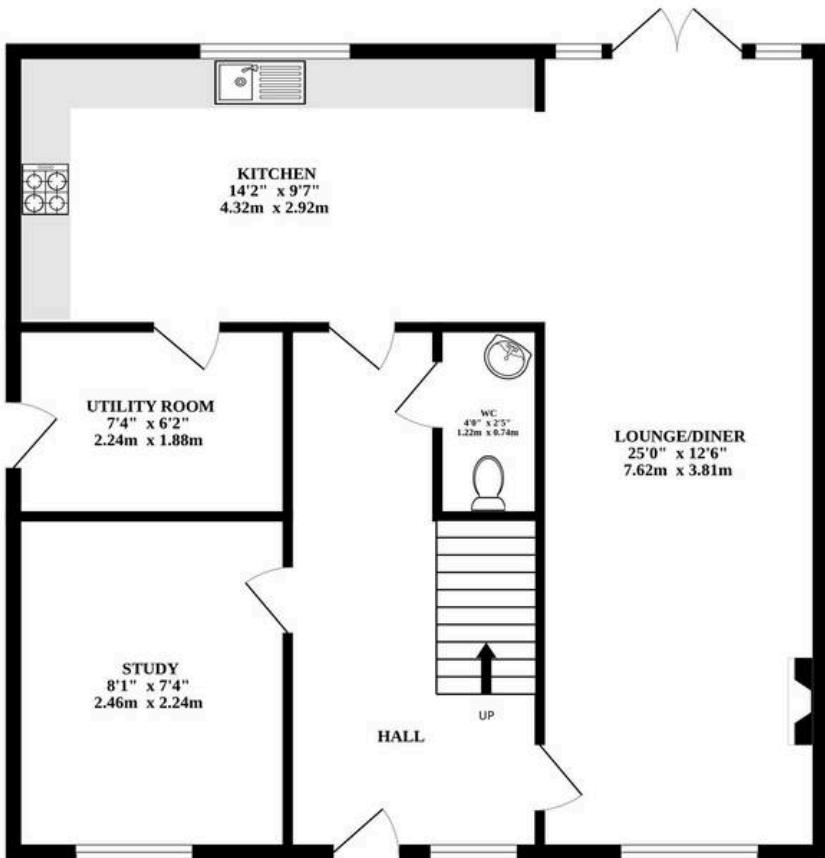
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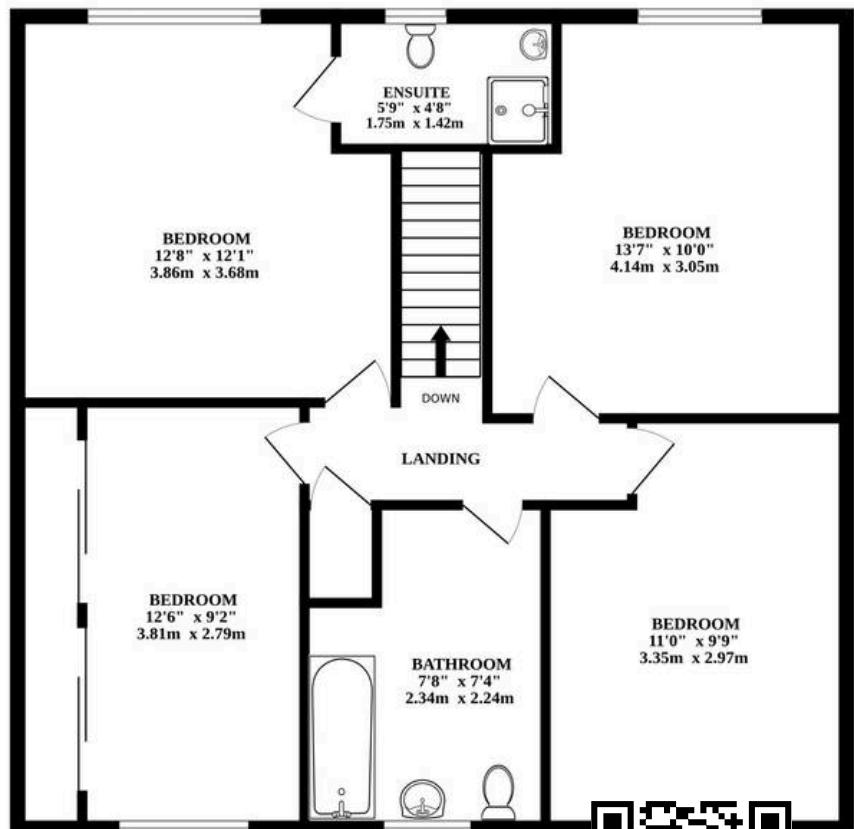
### LOCATION

Nestled in the village of Shipdham, The Laurels is an exquisite detached house located at Letton Road. This charming property offers the perfect blend of countryside and convenient access to amenities. Situated within close proximity to the nearby towns of Watton and Dereham, residents can enjoy the convenience of shops, supermarkets and a local community. Commuters will appreciate the swift access to the A47, making the journey to neighbouring cities and towns a breeze. Families with children will find this location particularly appealing, as it falls within a catchment area for highly regarded schools. For those seeking a taste of rural charm, there are cosy local pubs where you can unwind and connect with the welcoming community. The Laurels offers the best of both worlds, a comfortable countryside location with plentiful amenities within easy reach, making it a perfect place to call home.

GROUND FLOOR



1ST FLOOR



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.

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