



SOWERBYS

## 14 FIELDFARE LOKE

Shipdham, Thetford,  
Norfolk, IP25 7NT



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- Luxury Detached Family Home
- Sought-After Semi-Rural Location
- Renowned Local Builders, Clayland, Architects & Country Homes
- Substantial and Well Designed Accommodation
- High Quality Modern Fixtures and Fittings Throughout
- Four Double Bedrooms, Two En-Suites
- Spacious 31ft Open Plan Living Area
- Driveway, Double Garaging and Single Oak Framed Cart Shed
- North Easterly Field Views and a Generous Enclosed Rear Garden
- Constructed in 2020. Benefits from a 10 Year Build Zone Warranty

Dereham Office

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Sowerbys are delighted to offer this beautifully presented luxury detached family home, offering spacious accommodation, extending to 2,633 Sq. Ft. and finished using high quality fixtures and fittings throughout. The home was constructed in 2020 by renowned local builders, Clayland, Architects & Country Homes, and is positioned within the heart of Norfolk, in the semi-rural village of Shipdham, believed to be the longest village in Norfolk!

Approached along a private road, the property enjoys north-easterly field views and a generous rear garden. There is also an expanding brick weave driveway, providing ample off-road parking, granting access to double garage with electric remote controlled opener and a single oak-framed cart shed.

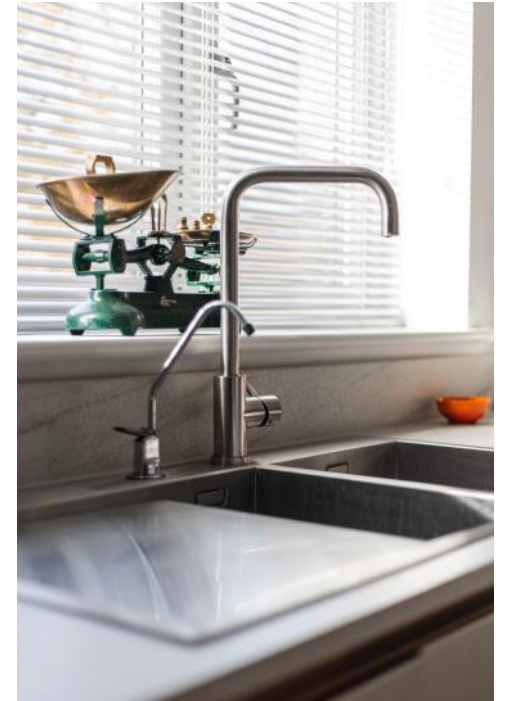
A rising pathway leads to the covered porch featuring an oak support, which you enter through a stylish composite front door with full height glazed side panels. The reception hallway features luxury oak veneered internal doors, leading into the living space and an oak staircase, guiding you up to the first-floor landing. The ground floor benefits from underfloor heating and also incorporates two reception rooms, plus a generous 31ft open plan family living area, housing the kitchen and dining room. In addition, there is a downstairs cloakroom with coat storage, along with a separate utility, which benefits from extra storage and integral door into the double garage.

The two reception rooms feature a dual aspect sitting room, which is partly open to the open plan living space and features an LPG log burner. The office overlooks the garden and is accessed from the hallway and could optionally be used as a downstairs guest bedroom if required. The open plan living space is the hub of the home, featuring patio doors that lead out onto the rear garden and is fitted with a luxury kitchen with contrasting units and complemented by partly solid wood and granite worksurfaces. Additionally, there is a range of integral appliances, including dual electric ovens, large premium induction hob with a central extractor, integral fridge/freezer and a dishwasher.

Leading upstairs onto an impressive 23ft landing which houses the airing and storage cupboards, also granting access to all four double bedrooms and the family bathroom. Two of the four bedrooms have modern fitted en-suites, including the principal bedroom which enjoys a fabulous rural outlook.

The rear garden is laid to lawn, enjoying privacy and offering the potential for any prospective buyer to make it their own, it is enclosed by panelled fencing. The front is lawned either side of the driveway and enclosed by decorative post and rail iron fencing.















## SHIPDHAM

The village of Shipdham is a mile in length and has a range of everyday facilities including an excellent doctor's surgery, two shops/newsagents, primary school, play group, post office, public house with food and entertainment, a local café and an old airfield, which is now home to Shipdham Aero Club and museum. The village has bus services to Dereham and Watton. Dereham is just five miles away and has a wide range of facilities and amenities, whilst the city of Norwich is approximately twenty miles away, including a main line rail link to London's Liverpool Street station and an international airport. Attleborough railway station is approximately 9 miles away with a regular service to Cambridge, London and Stansted airport. The village of Bradenham is conveniently situated near Shipdham and has a large village green with a children's play area, an active village hall, two churches (one being medieval) and a village pub. Furthermore, there is a very active and well known cricket club playing on the village green as well as a bowls and football club.

## SERVICES CONNECTED

Mains electricity, water, treatment plant drainage. Air source heat pump, underfloor heating to the ground floor and radiators to the first floor

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

B. Ref:- 0174-3802-7059-2120-4765

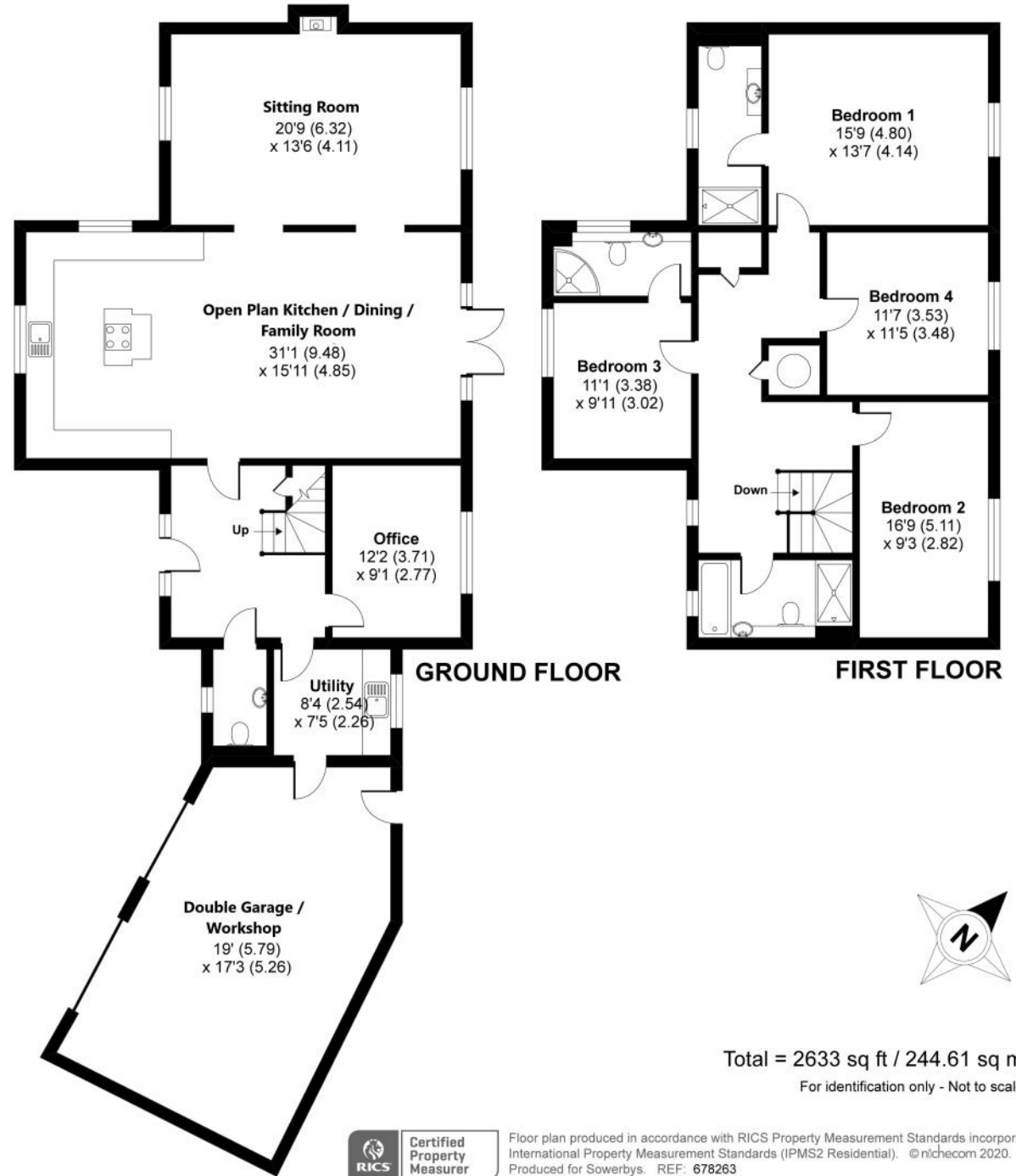
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

To the rear of the property, five new exclusive over 55's detached bungalows are currently in the process of being built and are due to be completed by Spring 2022.



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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