

william  
h brown

Select

Market Street  
Shipdham



A SUPERB SIX-BEDROOM FAMILY HOME FEATURING A CONTRAST OF PERIOD AND CONTEMPORARY LIVING

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## 24 Market Street, Shipdham, Thetford IP25 7LY

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### ENTRANCE HALL

With door in from the front aspect. Stairs lead to the first floor and doors open to the sitting and dining rooms.

### SITTING ROOM

This generous living space, on two levels has a bay window to the front aspect, and further window to the side aspect. On the upper level, a second, brick lined, fireplace houses a wood burning stove on pamment hearth with bressummer beam over. There are exposed wall studs, and painted beams to the ceiling. A doorway opens to the orangery. From the lower level a hallway leads to the ground floor bedroom and shower room.

### DINING ROOM

This ideal formal dining room has a bay window to the front aspect overlooking the front garden. An exposed brick fireplace houses a woodburning stove on a raised hearth, and there are exposed timbers to the walls and ceiling. Herringbone pattern flooring.

### KITCHEN/BREAKFAST ROOM

This superb, spacious kitchen/breakfast room is fitted with an extensive range of painted wooden base drawer and cupboard units with solid wooden work surfaces over, having an inset double bowl butler sink with mixer tap. Further space for a fridge/freezer and storage alongside. A matching island provides further storage and workspace and incorporates a breakfast bar. There is space for a range style and a fitted dishwasher. Exposed beams to the ceiling and natural stone floor tiles which continue through to the orangery. From the kitchen a hall leads to the boot room.







## ORANGERY

This fantastic living space has windows to two aspects, overlooking the garden, and a roof lantern allowing for plenty of natural light. Glazed double doors open onto the sun terrace. This room adjoins the outside wall of the original cottage, and features have been made by exposing timbers along with some brick and flint work.



A doorway opens to the sitting room.

## STUDY

A useful study with window to the orangery.

## CLOAKROOM

Fitted with a wc and hand wash basin.

## UTILITY ROOM

Providing further storage and having plumbing for a washing machine and tumble drier.



### BOOT ROOM

Used on a day-to-day basis as the main entry point to the house, this boot room has a door out to the side aspect onto the sun terrace and through a gate to the parking area.

### BEDROOM 6

A spacious double bedroom with window to the side aspect overlooking the front garden. Access to loft storage.

### SHOWER ROOM

A contemporary shower room with shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under. Attractive tiling to floor and walls, towel rail/radiator.

### LANDING

With stairs from the entrance hall the landing has a stained glass window to the rear, an exposed brick chimney breast housing a former fireplace and exposed wall timbers. From the main area of landing there is access to bedrooms, 5, 4 and 3, the landing continues to a further 2 bedrooms and shower room. Fitted storage.

### BEDROOM 1

A lovely double aspect bedroom with fitted storage that includes plumbing for ensuite installation. This room along with the bedroom and shower room alongside could create a principal bedroom suite.

### BEDROOM 2

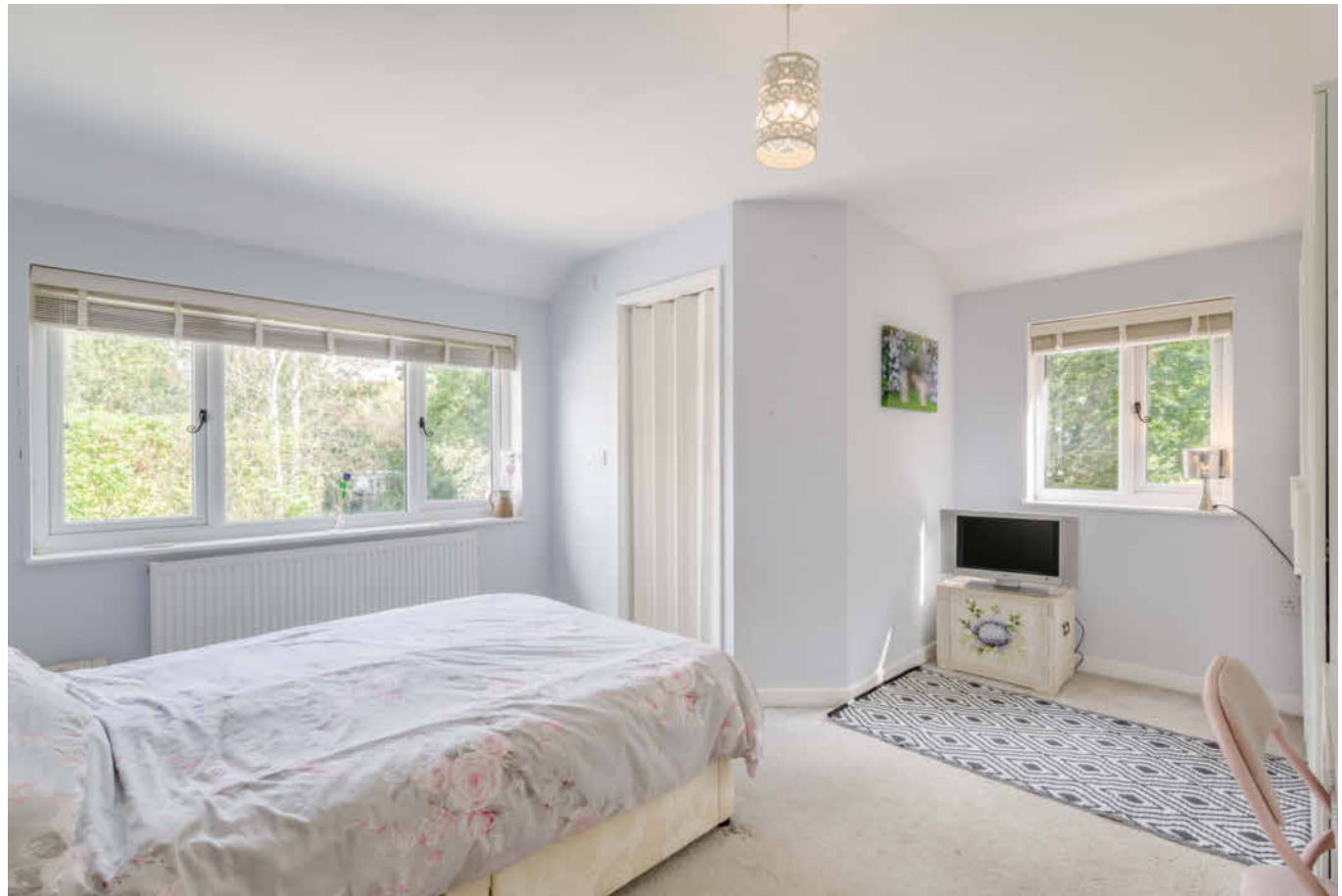
With window to the side aspect.

### SHOWER ROOM

A stylish shower room, with oversize shower cubicle housing both overhead and handheld showers, wc and vanity hand wash basin with storage under.

### BEDROOM 3

With window to the front aspect, wealth of exposed wall studs.





#### BEDROOM 4

Having two windows to the front aspect, fitted wardrobes and exposed wall studs.

#### BEDROOM 5

Another double aspect bedroom offering views over the garden.

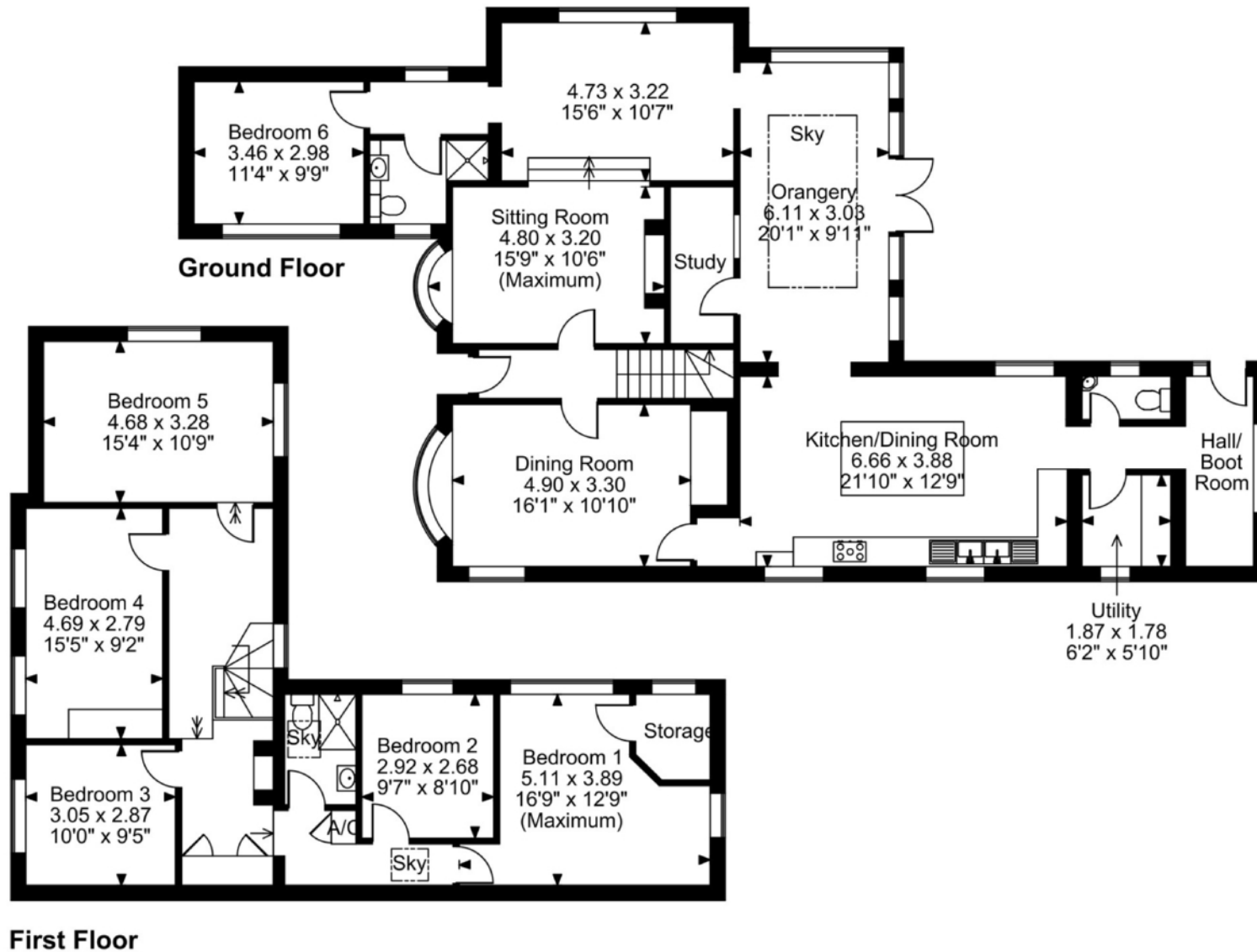


#### EXTERNAL

The property stands well back from the road with a lawned front garden, with wrought iron fence, alongside the former commercial unit, a path leads to the front door. To the opposite side of the commercial unit a driveway leads to the parking area. From the drive a door opens into the former commercial unit, and a gate leads to the garden. The enclosed rear garden is laid to a wide sweeping lawn, with raised sun terrace adjoining the house and a further providing a sheltered seating area. The garden is enclosed by a combination of fencing and hedging and overlooks a pond. There is a shed and storage within the garden.



# Market Street, Shipdham, Thetford, Norfolk



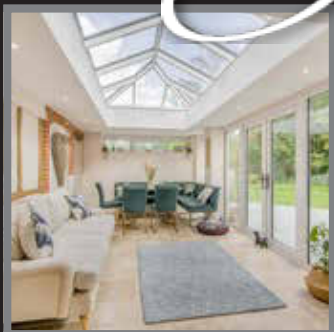
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The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£600,000



Set within this well served village between the market town of Watton and Dereham this six-bedroom family home is set well back from the road, with lovely, enclosed garden and plenty of parking. The original, period home, has been cleverly extended and now features a wonderful contemporary open plan kitchen/breakfast room which opens to an orangery which overlooks the garden. Additionally, the ground floor accommodation includes two reception rooms both with woodburning stoves, a study, utility room, shower room and bedroom. On the first floor there a further five bedrooms and a second shower room. Throughout the original property there is a wealth of character evidenced by exposed timbers, and fireplaces.

Alongside the property there is a generous parking area with gated access to the enclosed garden, which is laid to a wide lawn, with a sun terrace adjoining the house, and a further seating area.

Only by viewing this fantastic property can you fully understand the quality and amount of accommodation on offer.

EPC Rating: C  
Council Tax Band: D  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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