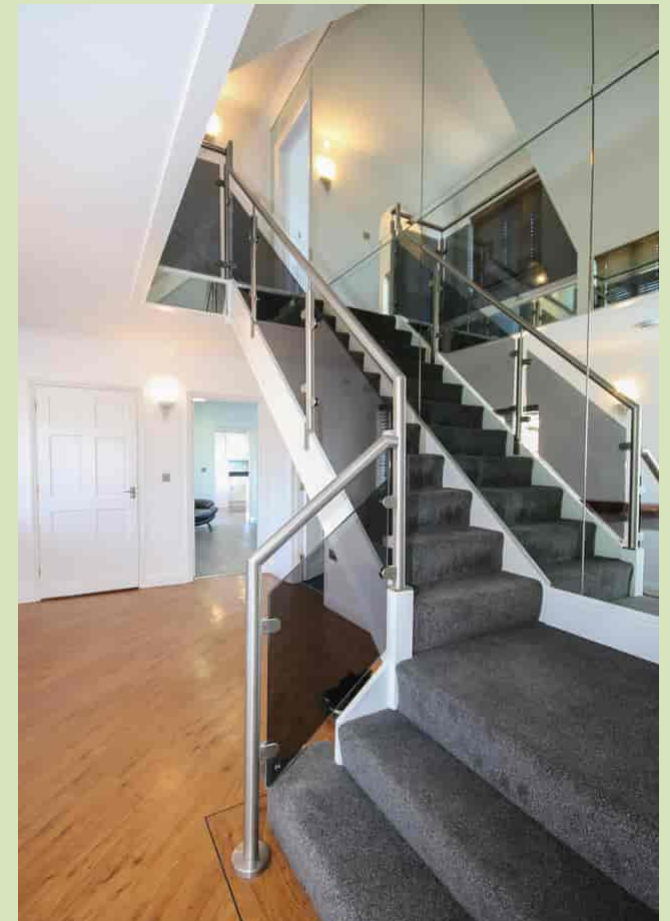




Bridleways, Shipdham
Offers in Region of £975,000

BELTON DUFFEY



BRIDLEWAYS, CHURCH LANE, SHIPDHAM, THETFORD, NORFOLK, IP25 7JY

A spectacular refurbished 6 bedroom (5 bathroom), 4 reception room, detached residence (approx. 3700 sq.ft.) including self contained annexe in a sought after location with grounds of approx. 2.25 acres (STS) with stables and paddock.

DESCRIPTION

A spectacular refurbished 6 bedroom (5 bathroom), 4 reception room, detached residence (approx. 3700 sq.ft.) including self contained annexe in a sought after location with grounds of approx. 2.25 acres (STS) with stables and paddock.

The versatile accommodation is arranged over three floors and comprises a spacious entrance hall with a bespoke staircase, a stylish sitting room, newly fitted kitchen breakfast room with granite worktops, dining room/games room, utility room with granite worktops, cloakroom and a good size conservatory. The first floor serves a master bedroom suite with dressing room and en-suite bathroom, a guest bedroom with en-suite, bedroom three and a family bathroom. The third floor serves two further bedrooms one having an en-suite shower room.

There is also a spacious self contained ground floor annexe with a sitting room, kitchen, bedroom and bathroom.

Outside, there are grounds of approximately 2.25 acre (STS) comprising formal grounds of approximately 0.5 acres (S.T.S) and a paddock with stables of approximately 1.75 acres (S.T.S).

SITUATION

Shipdham village is midway between the market towns of Dereham and Watton. The thriving village is well served with local shops, public house, Doctors surgery, community centre, large park, Church, post office and Ofsted graded 'Good' schools.

Shipdham was a medieval village with a reference in the Domesday book dating from the 13th century.

SPACIOUS ENTRANCE HALL

4.97m x 2.96m (16' 4" x 9' 9") Karndean flooring, radiator, double glazed door to outside, stainless steel and glazed staircase with feature mirror wall leading to the first floor landing.

CLOAKROOM

1.55m x 0.92m (5' 1" x 3' 0") Low level WC, wash hand basin with mixer tap with double cupboard under, extractor.

SITTING ROOM

6.26m x 3.97m (20' 6" x 13' 0") Ceramic tiled floor, feature tiled and mirrored wall, underfloor heating, surround sound, two sets of glazed doors leading into the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

5.62m x 6.15m max(18' 5" x 20' 2") Newly fitted kitchen with granite worktop with one and half bowl sink unit with chrome flexi mixer tap, soft closure handleless grey cupboards and drawers under with integrated dishwasher, two fan assisted ovens with microwave combination ovens over, pan drawers under and lockers over. Matching wall cupboards with downlighting, space and plumbing for American style fridge/freezer with matching surround. Granite breakfast bar with cupboards, drawers under and pull out spice racks, 4 ring ceramic hob. Further worktop with pan drawers under, wine cooler and wine racks, surround sound, underfloor heating.

DINING ROOM/GAMES ROOM

4.95m x 3.18m (16' 3" x 10' 5") Ceramic tiled floor, feature tiled walls, underfloor heating.

CONSERVATORY

8.42m x 5.57m (27' 7" x 18' 3") Cavity brick construction with UPVC double glazed windows and pitched polycarbonate roof, luxury click vinyl ridged core flooring with underfloor heating, midea air conditioner.

OFFICE

3.97m x 4.52m (13' 0" x 14' 10") Radiator, luxury click vinyl ridged core flooring with underfloor heating.

UTILITY ROOM

3.92m x 3.30m (12' 10" x 10' 10") Granite worktop to three sides with stainless steel sink unit with chrome mixer tap, white coloured cupboards and drawers under, space and plumbing for automatic washing machine with vent for tumble dryer, wine cupboard, matching wall cupboards one housing the consumer unit, thermecon oil fired central heating boiler. Further matching cupboards for storage and integrated fridge, porcelain tiled floor.

SELF CONTAINED ANNEXE

KITCHEN

3.92m x 2.47m (12' 10" x 8' 1") Kitchen with newly fitted 'L' shaped granite worktop with one and half bowl sink unit with chrome mixer tap, white coloured cupboards and drawers under, space and plumbing for automatic washing machine and space for fridge freezer, newly fitted fan assisted oven with 4 ring ceramic hob and extractor over, matching wall cupboards, radiator, porcelain tiled floor.

'L' SHAPED SITTING/DINING ROOM

5.98m max x 5.62m max (19' 7" x 18' 5") Radiator, log effect electric heater, French doors.

BEDROOM

4.03m x 3.32m (13' 3" x 10' 11") Radiator.

SHOWER ROOM

3.34m x 1.87m (10' 11" x 6' 2") Newly fitted with double size shower cubicle with main shower, wash hand basin with chrome mixer tap with cupboards and drawers under, low level WC with concealed cistern, porcelain tiled floor, heated chrome towel rail, cupboard housing the hot water cylinder with emersion providing hot water for the annexe, shower pump, extractor, LED multi coloured ceiling lights.

FIRST FLOOR LANDING

4.99m x 2.94m (16' 4" x 9' 8") Radiator, glazed and stainless steel staircase to second floor.



INNER LANDING AREA

2.04m x 1.70m (6' 8" x 5' 7") Radiator.

BEDROOM 1

6.28m x 3.98m (20' 7" x 13' 1") Radiator, mahogany effect dressing table with mirror and down lighting and 15 drawers, matching headboard with matching bedside tables, air conditioning unit.

EN-SUITE BATHROOM

3.08m x 3.16m (10' 1" x 10' 4") Newly fitted large bath with central mixer tap, low level WC with concealed cistern, basin with double cupboard under, double size shower cubicle with mains shower, heated chromes towel rail, Hetaera Sadia Megaflo hot water cylinder, automatic LED coloured ceiling lights, fully tiled walls.

DRESSING ROOM

4.40m x 2.82m (14' 5" x 9' 3") Velux roof light, radiator.

BEDROOM 2 ENTRACNE/DRESSING AREA

1.77m x 1.66m (5' 10" x 5' 5") Arch leading to bedroom 2

BEDROOM 2

4.12m max narrowing to 2.93m x 3.94m (13' 6" x 12' 11") Radiator.

'L' SHAPED EN-SUITE BATHROOM

3.91m x 2.92m (12' 10" x 9' 7") Panelled bath with shower screen and attachment, low level WC with concealed cistern with granite style top with cupboards and drawers under, wash hand basin with chrome mixer tap and cupboards under, radiator.

BEDROOM 3

4.49m x 3.96m narrowing to 3.21m (14' 9" x 13' 0") Radiator.

FAMILY BATHROOM

2.56m x 3.24m max (8' 5" x 10' 8") Corner bath with seat, low level WC with concealed cistern, "his and hers" wash hand basin with chrome mixer taps and cupboards under, mirrors above, down lighters, built-in cupboard, radiator, heated towel rail.

SECOND FLOOR LANDING

3.37m x 4.73m narrowing to 2.74m(11' 1" x 15' 6") Velux roof light.

BEDROOM 4

3.37m max x 3.55m max (11' 1" x 11' 8") Velux roof light, walk-in store.

WALK IN WARDROBE

2.17m x 1.03m (7' 1" x 3' 5") With hanging rail.



EN-SUITE SHOWER ROOM

2.19m x 2.15m (7' 2" x 7' 1") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, fully tiled walls, velux roof light.

BEDROOM 5

4.40m max x 3.37m (14' 5" x 11' 1") Radiator, velux roof light

OUTSDIE

The property occupies a plot of approximately 2.25 acres, subject to measured survey which is accessed via a twin timber gates leading to an extensively brick weaved drive way providing ample car parking. This area is enclosed by hedged and newly effected fenced boundaries and gives access to the storm porch. To the side of the property are lawned areas and patio. The rear garden has a paved patio and is laid to lawn being enclosed by newly erected fenced boundaries.

There is also a PADDOCK with STABLES of approximately 1.75 acres (S.T.S) with a separate entrance.

DIRECTIONS

Enter the Village from the Dereham direction from Dereham Road which leads into Market Street, proceed past the Post Office and Church Lane will be seen on the right hand side. The property is on the right hand side.

OTHER INFORMATION

Breckland Council, Elizabeth House, Walpole Loke, Dereham NR19 1EE.

Council Tax Band F.

Oil fired central heating. Two oil fired boilers, one supplying domestic hot water and radiators, the other providing underfloor heating to the sitting room, office, kitchen and conservatory.

EPC - D.

TENURE

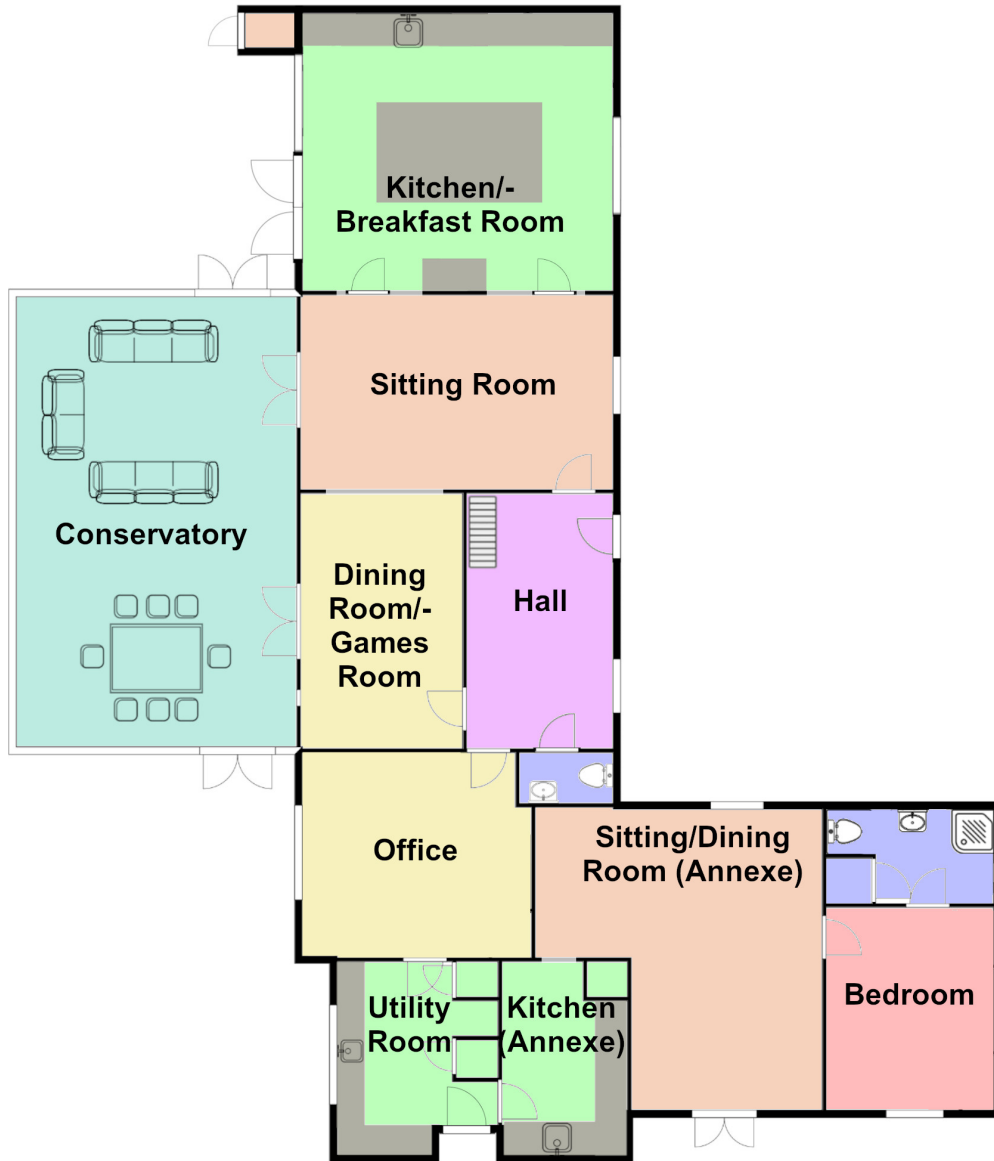
This property is for sale Freehold.

VIEWING

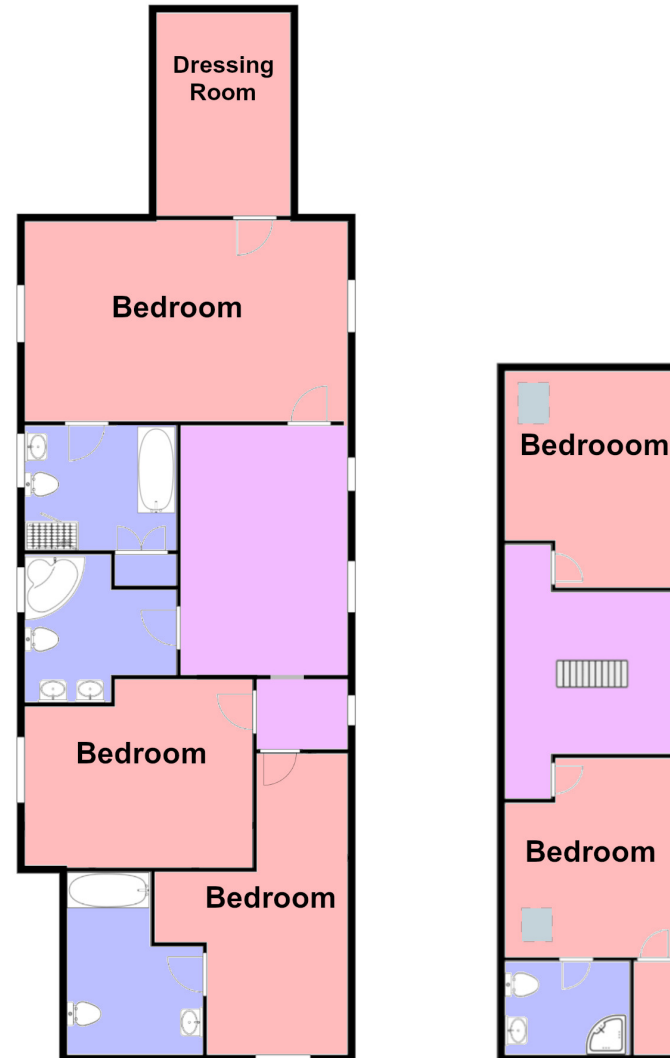
Strictly by appointment with the agent.



Ground Floor



First Floor Second Floor





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