



## 3 Oak Meadow, Shipdham

£450,000 Freehold

Introducing this well-presented two-storey, four-bedroom detached house situated on a quiet private street. This property features two reception rooms, a charming garden room, and two bathrooms, one of which is en suite, offering a versatile and spacious layout ideal for comfortable living. Eco-friendly solar panels enhance energy efficiency, while thoughtfully placed windows flood the home with natural light. Outside, you'll find a rear garden, off-road parking, and a garage, providing convenience and additional storage. Don't miss your chance to make it your own.

## Location

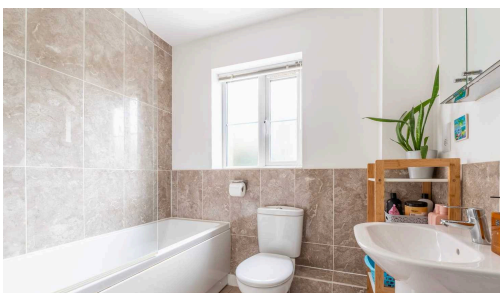
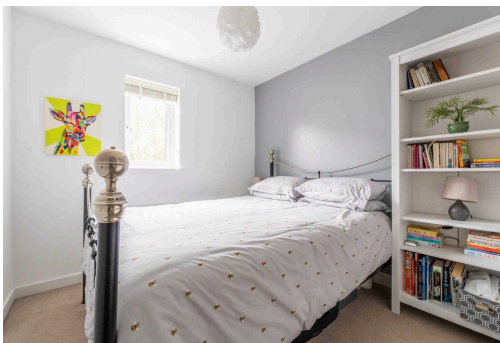
Oak Meadow is situated in Shipdham, a charming village within the Breckland district of Norfolk. Known for its rural appeal and community atmosphere, Shipdham provides a peaceful living environment while offering essential amenities, including a local shop, primary school, medical practice, and a village hall. Oak Meadow benefits from its proximity to the A1075, which offers convenient links to nearby towns such as Dereham, where a wider range of shopping, dining, and recreational facilities are available. The surrounding countryside offers scenic walking and cycling routes, ideal for those who enjoy outdoor pursuits. Public transport options, including bus routes, connect Shipdham to neighbouring areas, making it a well-connected and attractive location for residents seeking a blend of village life and accessibility.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - D



## Oak Meadow, Shipdham

Upon entering this detached house, you are greeted by the entrance hall, accessed from the side of the house, which features convenient storage, a WC, and a staircase leading to the first floor. The bright and airy living room features a large window to the front providing ample natural light, complemented by a cosy carpet floor. The adjoining dining room, located towards the rear of the property, offers an ideal space for entertaining guests or enjoying family meals.

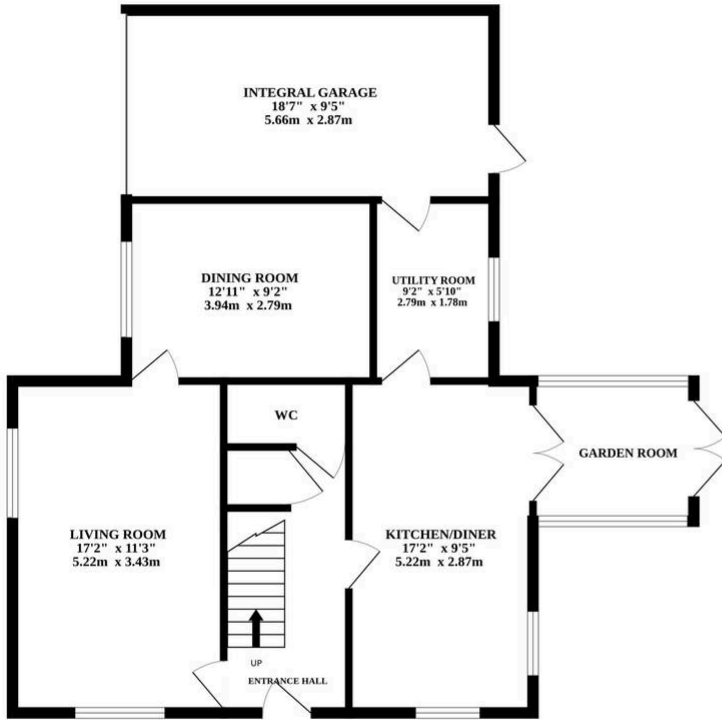
The heart of the home lies in the open-plan kitchen/diner, complete with white built-in cabinets, a sleek marble effect countertop, integrated appliances, dedicated spaces for essential appliances, and room for dining furniture. The separate utility room is a practical space with ample countertop area and storage, designed to accommodate laundry appliances and keep household tasks organised and out of sight. The kitchen seamlessly flows into a delightful sunlit garden room. The garden room offers a space with windows all around, providing panoramic views of the surrounding garden and flooding the room with natural light.

Heading to the first floor, you will discover four well-sized bedrooms. The master bedroom boasts a window to the front and a plush carpet floor, while the two additional bedrooms feature carpet flooring and windows to the side. The fourth bedroom at the rear of the house showcases a built-in wardrobe, offering versatility to be used as a home office or any other desired purpose. Furthermore, the property includes a centrally located family bathroom and an en suite bathroom to the master bedroom, with the en suite featuring a convenient step-in shower and the family bathroom comprising a bathtub.

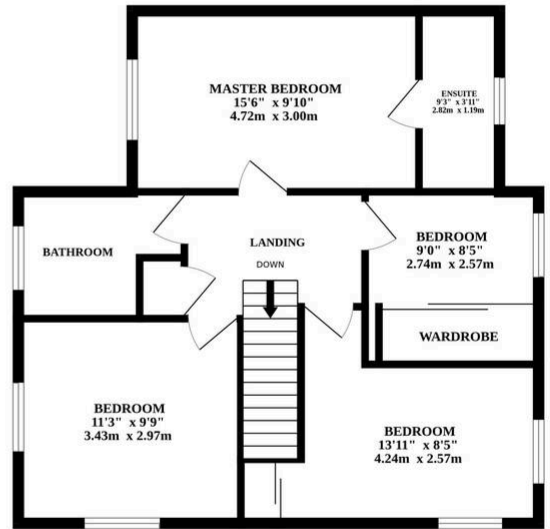
The private, enclosed rear garden is designed for relaxed outdoor living, featuring a spacious paved patio area ideal for dining or entertaining, a well-kept lawn perfect for leisure activities, and beautifully arranged flower beds that add colour and charm. The property also benefits from off-road parking on the driveway and an integral garage with a door leading to the utility room.



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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