



## 4 The Dial, Reepham

£499,995

An exceptional opportunity to acquire a beautifully presented home in the highly sought-after market town of Reepham. Built in 2016, this elegant period-style townhouse combines classic architectural features with contemporary design and is finished to an outstanding standard throughout, offering accommodation that could easily be described as “show home” quality.

The ground floor is thoughtfully arranged around a spacious open-plan layout, where the kitchen, dining and living areas flow effortlessly together to create an ideal space for modern living and entertaining. The bespoke kitchen features stylish two-tone cabinetry by Inoscape, granite work surfaces, premium integrated appliances and a striking central island with an oak worktop.

Additional features include underfloor heating, attractive sash windows, stainless steel sockets with concealed cabling, Moduleo flooring, oak internal doors and a variety of further oak detailing throughout. The ground floor also benefits from a cloakroom and separate utility room. Upstairs, the high standard of finish continues with two generous double bedrooms, each complemented by its own contemporary en-suite shower room and en-suite bathroom featuring quality fixtures and underfloor heating.

Flooring on this level combines elegant tiling with soft carpeting. The principal bedroom enjoys the added luxury of a spacious walk-in dressing room, while both bedrooms include fitted wardrobes providing excellent storage.

Outside, the property offers two allocated parking spaces and a charming courtyard garden, perfect for outdoor seating and relaxation and a shed for storage. Situated in the heart of Reepham, the renowned Dial House Hotel is just moments away, offering a welcoming setting for afternoon tea or dining.



This impressive home must be viewed to be fully appreciated. Early viewing is strongly recommended for anyone seeking a stylish and beautifully finished property in this desirable location.

**NB:** The property contains the following covenants:-

- Not to park any caravan, boat, trailer or vehicle of any kind on the property or on any part of the development except for:-

-Private motor cars and motorcycles may be parked on the designated parking spaces, or the drive or parking area or in the garage (if any). Any vehicle, caravan, trailer or boat may be parked in any garage forming part of the property and vehicles delivering or collecting goods may be parked temporarily.

- Not to build or erect on the property any new building or structure nor to make any alterations or additions affecting the structure construction or external appearance of any existing buildings or boundary walls except in either case in accordance with plans, elevations sections and specifications previously approved by the developer.

- Not to leave any dustbin or other refuse container on the property so as to be visible from the road or path to which the property fronts.





**N.B.** There is a resident's management company, which is operated and managed by 3 Directors, who are all residents/property owners at The Dial. There is an annual service charge payment, which is currently £400.00.

**N.B.** The property is situated in a conservation area.

### Services

Air source heat pump. Mains water, drainage, and electricity are connected.

### Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

### Directions

To find the property leave Reepham Market Place and proceed towards Norwich and turn left into Ollands Road. Continue a short while and turn left into Old Brewery Lane, where the entrance to Dial House is on the left.





### Useful Information (where is the nearest?)

Doctors – Reepham and Aylsham Medical practice (0.2 miles)

Dentist – Reepham Dental Centre (0.3 miles)

Hospital – Norfolk & Norfolk Hospital (15.6 miles)

Primary School – Reepham Primary (0.2 miles)

Secondary School – Reepham High School & College (0.4 miles)

Train Station – Norwich (14.4 miles)

Airport – Norwich International Airport (10.4 miles)

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0271.

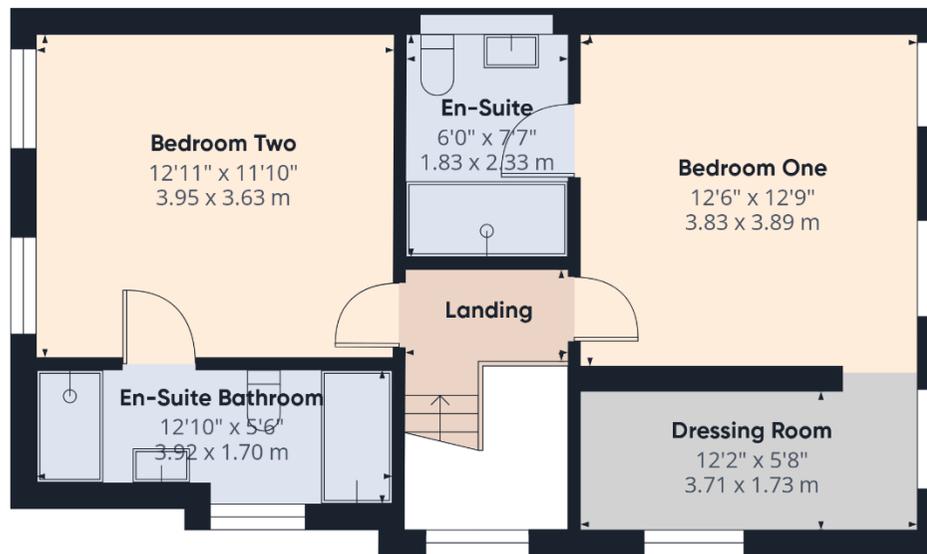
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor

**Approximate total area<sup>(1)</sup>**  
1229 ft<sup>2</sup>  
114.1 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



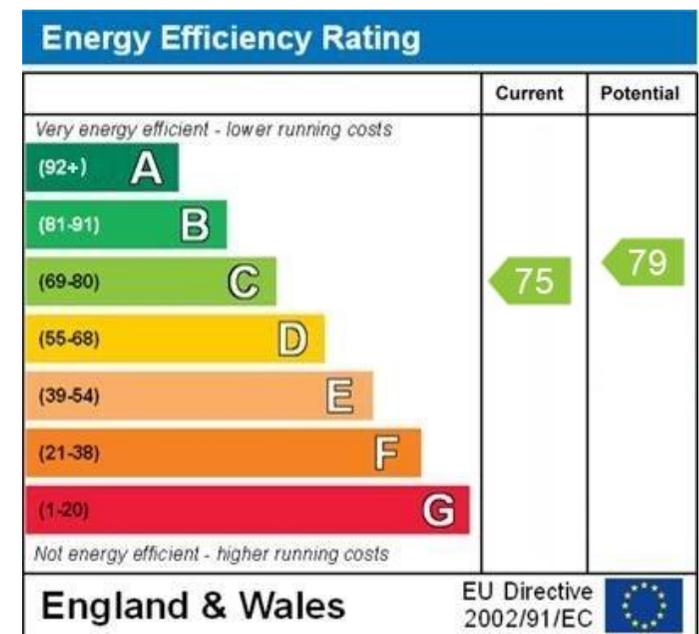
## Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



WWW.EPC4U.COM

The full EPC report can be found at - <https://find-energy-certificate.service.gov.uk/energy-certificate/7900-8905-0522-8592-3763>



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