



This spacious detached house offers beautifully presented accommodation, perfect for modern family living and ideally positioned within a popular and sought-after location.

The heart of the home is the modern fitted kitchen and dining area, thoughtfully designed with contemporary units and ample space for both everyday meals and entertaining.

The bright and inviting living room features doors opening directly onto the rear garden, allowing natural light to flood the space while creating a seamless connection between indoor and outdoor living. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property boasts three well-proportioned bedrooms, including a main bedroom benefitting from a stylish en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms, finished to a high standard with modern fittings.

Externally, the home continues to impress with an enclosed rear garden and patio area, ideal for relaxing, dining al fresco, or enjoying time with family and friends.

To the front, a driveway provides off-road parking and leads to a single garage, offering additional storage or secure parking.

Combining space, style, and practicality in a highly desirable setting, this attractive home presents an excellent opportunity for families and professionals alike.

NB: Purchasers must have consent in writing from the developer if they wish to:-

1. Make any alterations to the external elevation of the property.
2. Erect any structure or building upon any part of the property.
3. Park or keep on the property, or any part thereof any caravan, motorised caravan, boat or trailer other than in a garage.

NB: Purchasers are not to keep on the property any poultry, pigeons or livestock (except the usual domestic pets)

NB: Purchasers are not to carry on at the property any trade or business nor to park any commercial vehicles on the property.



Servies

Oil central heating. Mains water, electricity, and drainage 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 in the direction Bawdeswell and at the crossroads, turn right onto Station Road. Take the fourth turning right onto Ollands Road and bear immediately left onto New Road. Head down the hill and take the first left hand turning into Crown Meadow and then second left hand turn where the property will be found on the right hand side clearly identified by Parsons and Company 'For Sale' board.

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 AR0267.

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



Floor 1



PARSONS
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Approximate total area⁽¹⁾

1184 ft²
110.1 m²

Reduced headroom

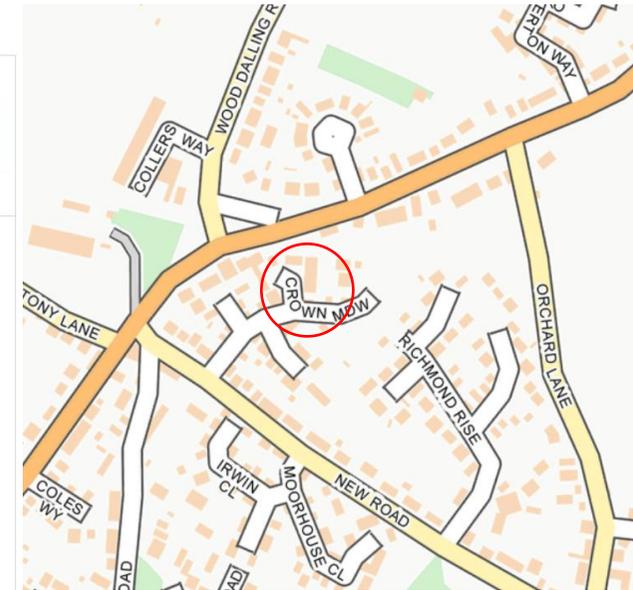
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	TBC	
England, Scotland & Wales	EU Directive 2002/91/EC	

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