



16 Overton Way

Guide Price: £390,000

A very well presented four-bedroom detached house situated in the sought-after market town of Reepham.

This property is ideal for a growing family looking for a town with plenty of amenities and great school catchments.

As you enter the property there is a hallway that opens centrally, an adjacent cloakroom/WC and separate study can be found.

There is also a generous living room that benefits from a bay window to front, a dining room with patio doors to garden and a modern fitted kitchen that benefits from a breakfast bar and semi-open plan utility area.

Upstairs, are the four bedrooms, the main bedroom boasts a fitted wardrobe and an en-suite shower room with bedrooms two and four also benefit from a fitted wardrobes and dressing area respectfully, a family bathroom suite servicing the remainder of the bedrooms.

Outside, to the front is off-street parking via a driveway to garage plus a front garden area. To the rear, is a private garden with two patio areas and the remainder benefitting from laid to lawn grass and a sectioned area for the oil tank.

Services - Oil central heating. 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

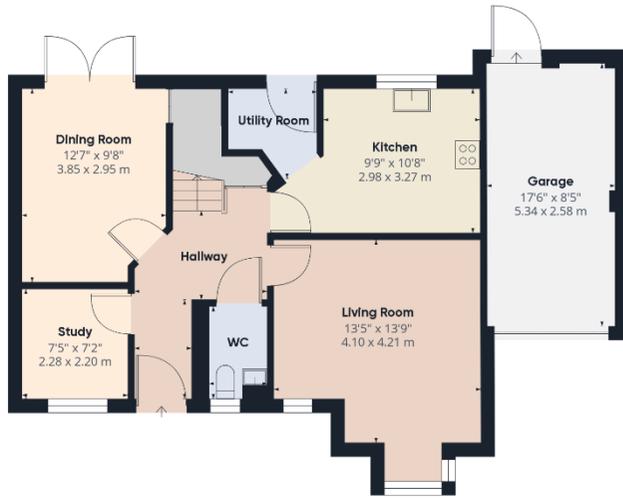
To find the property leave the Reepham Market Place and turn right at the crossroads onto Station Road. Continue along the B1145 and then turn left into Overton Way and the property will be seen on the right hand side clearly marked by a Parsons & Company 'For Sale' board for ease of identification.

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

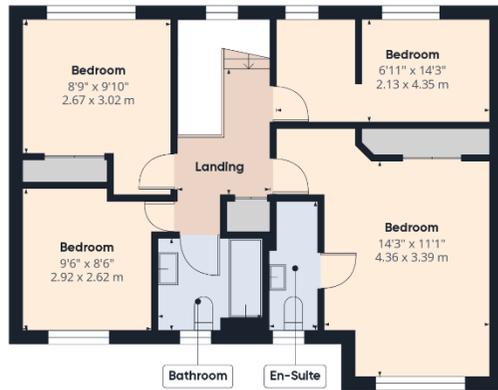
This property is being marketed by our Reepham office and the property reference is AR0192.

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

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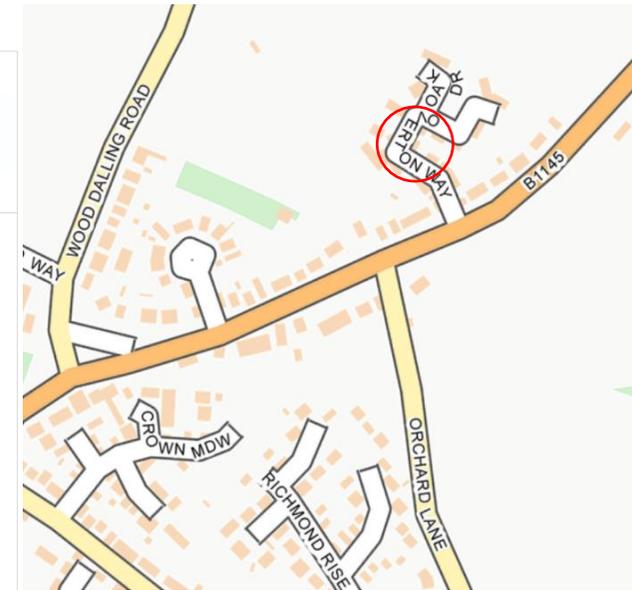
Approximate total area⁰
1395.22 ft²
129.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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