



39 Bircham Road, Reepham

£425,000

This spacious detached family home is set within a popular and well-regarded location, offering generous and versatile accommodation ideal for modern family living.

The property is entered via a welcoming entry room which leads into a central hallway, with the added convenience of a ground floor WC. The main living room provides a comfortable and inviting space, open into a dining area that is perfect for both everyday use and entertaining.

To the rear, a bright and airy sunroom further enhances the living space and can be enjoyed as an additional dining or relaxation area, overlooking the garden. The fitted kitchen is well equipped and complemented by a separate utility room, offering excellent practicality and storage.

Upstairs, the property boasts four well-proportioned bedrooms. The main bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom.

Externally, the home offers an enclosed rear garden, and off-road parking along with a single garage to the front.

With its generous layout, excellent features, and sought-after location, this property presents an ideal opportunity for families seeking space, comfort, and practicality.



Services - 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 of Norwich. Proceed passed the Church, take the first left hand turning into Bircham Road where the property will be found on the left hand side clearly marked 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 Dereham office and the property reference is AR0259.

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 area⁽¹⁾
1854 ft²
172.2 m²

(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.

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		
England, Scotland & Wales	TBC EU Directive 2002/91/EC	

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