



Reepham Road, Norwich NR6 5LQ

welcome to

Reepham Road, Norwich

This three-bedroom semi-detached house with a self-contained one-bedroom annex is situated in the popular postcode of NR6 and would make for a fantastic family home. Viewings are highly recommended. Please call us now to register your interest.



This property is a three-bedroom semi-detached house with a self-contained one-bedroom annex. The property itself would make for a fantastic family home. The property comprises of entrance hall, leading to lounge, dining room, kitchen, and to the first floor is three bedrooms and a bathroom. The annex comprises of kitchen, lounge, bedroom, and bathroom. Externally, to the front of the property there is a driveway, and this is complemented to the rear by a generous enclosed garden and a garage. Viewings are highly recommended not to miss out on this fantastic property.

Entrance Hall

Carpeted flooring, radiator and stairs rising to the first floor, access to the lounge, kitchen, dining room and annex.

Lounge

13' 5" max x 12' 5" max (4.09m max x 3.78m max)
Double glazed bay window to the front aspect, carpeted flooring, electric fireplace, and radiator.

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)
Patio doors to the rear aspect, carpeted flooring, and radiator.

Kitchen

19' 10" max x 8' 9" max (6.05m max x 2.67m max)
Double glazed window and door to the rear aspect, wall and base units, space for washing machine, spaced for gas oven and electric hob, stainless steel sink and drainer, extractor fan, radiator, wall mounted boiler, tiled walls, and carpeted flooring.

First Floor Landing

Carpeted flooring, access to all three bedrooms and the bathroom and double-glazed window to side aspect.

Bedroom 1

10' 8" x 10' 1" plus wardrobes (3.25m x 3.07m plus wardrobes)
Double glazed window to the rear aspect, radiator, and carpeted flooring.

Bedroom 2

12' max x 10' 8" (3.66m max x 3.25m)
Double glazed window to the front aspect, radiator, and carpeted flooring.

Bedroom 3

7' 5" x 7' 6" (2.26m x 2.29m)
Double glazed window to the front aspect, radiator, and carpeted flooring.

Bathroom

Suite comprising of bath with shower over, wc, wash hand basin, double glazed window to the rear aspect.

Annex Bedroom

9' 4" x 8' 11" (2.84m x 2.72m)
Double glazed window to the rear aspect, radiator, and carpeted flooring.

Lounge

10' 8" x 13' 11" (3.25m x 4.24m)
Double glazed window to the front aspect, radiator, and carpeted flooring.

Kitchen

4' 1" x 5' 4" (1.24m x 1.63m)
Double glazed window to the side aspect, wall, and base units, sink and drainer.

Shower Room

Suite comprising of double-glazed window to the rear aspect, shower unit with tiled splash back, wc and wash hand basin.

Outside

To the rear of the property there is a private, enclosed, mature rear garden with patio area leading to lawn and side driveway gives access to the garage. To the front of the property is a shingled driveway and mature shrubs with a side gate giving access to the rear.



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/HEL101820



welcome to

Reepham Road, Norwich

- Self-Contained Annex
- Generous Enclosed Rear Garden
- Garage & Ample Off-Road Parking
- Popular NR6 Postcode
- Fantastic Family Home

Tenure: Freehold EPC Rating: D

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL101820



Property Ref:
HEL101820 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Leave William H Brown Hellesdon heading towards the city centre on the Reepham Road and continue straight over the roundabout. Past the Dixons Shopping Centre and the property can be found on your right.



william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk