



Reepham Road, Norwich NR6 5LD

welcome to

Reepham Road, Norwich

W H Brown are delighted to offer a fantastic opportunity to purchase this well-presented three bedroom and extended semi-detached property with no upward chain. Located within a maturing development to the north side of the city of Norwich, and within reach of local facilities and schools!



Entrance Hall

Upvc double glazed external entrance door to front aspect, under-stairs cupboard, stairs rising to first floor landing and access to kitchen, dining room and living room.

Living Room

13' 4" + bay x 12' 2" (4.06m + bay x 3.71m)
Upvc bay fronted double glazed window, parquet flooring, gas fire and radiator.

Dining Room

12' 5" x 10' 5" (3.78m x 3.17m)
Parquet flooring, radiator, and doors opening to third reception/family room.

Reception/Family Room

10' 6" x 9' 4" (3.20m x 2.84m)
Wood effect flooring, doors opening to inner hallway and conservatory.

Conservatory

10' 7" x 8' 7" (3.23m x 2.62m)
Of upvc construction on brick base with doors opening to rear garden.

Shower Room

Suite comprising shower cubical, wc, upvc double glazed window to rear aspect, heated towel rail, and radiator.

Inner Hall

Upvc double glazed external entrance door to side aspect and opening to kitchen.

Kitchen

9' 1" x 7' 4" (2.77m x 2.24m)
Upvc double glazed window to side aspect, a range of floor and base units with work surfaces over, electric over with four ring gas hob, plumbing for washing machine, and sink with mixer tap.

First Floor Landing

Upvc double glazed window to side aspect and doors to all three bedrooms and bathroom.

Bedroom One

13' 4" + bay x 12' 2" (4.06m + bay x 3.71m)
Upvc double glazed bay fronted window, and radiator.

Bedroom Two

12' 5" x 10' 5" (3.78m x 3.17m)
Upvc double glazed window to rear aspect, wood effect flooring, and built in wardrobe.

Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)
Upvc double glazed window to rear aspect, built in cupboard and radiator.

Bathroom

Suite comprising bath, wash hand basin, wc, and upvc double glazed window to front aspect.

Outside

To the front elevation a driveway can be found offering off-road parking with garage. This is complemented to the rear elevation by a mature generous garden, with patio space, and mainly laid to lawn. This garden boasts several features, including a garden pond, summer house and multiple sheds as well as an array of well-established bushes, plants, and shrubs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Reepham Road, Norwich

- Semi Detached House
- Three Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Conservatory

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102915 - 0004

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