



- Detached Family Home
- Non-Estate Position
- Popular Village Location
- Approx 0.4 Acres!
- 4 bedrooms & 3 Bathrooms
- 3 Reception Rooms
- Driveway & Double Garage
- Amazing Potential!

19 High Street, Reepham, LN3 4DP,
Offers Over £500,000





0.4 ACRES AND FANTASTIC POTENTIAL! Standing upon a beautiful, non-estate plot which extends to approximately 0.4 acres is this detached family home in the ever popular village of Reepham. The property, which has had only one owner since it was originally purchased in 1976, would benefit from a scheme of modernisation works however offers fantastic potential to modernise and reconfigure, and offers ample space to substantially extend, subject to the necessary consents. Accommodation briefly comprises entrance porch, entrance hallway, ground floor wet room, 24'1 lounge, garden room, dining room and kitchen. To the first floor there are 4 double bedrooms, large ensuite to master bedroom and spacious shower room. Outside the property has a resin driveway with space for several vehicles, integral double garage and huge south facing garden which is mainly laid to lawn. **NO CHAIN!!** Catchment area for excellent schools such as Reepham Primary and Cherry Willingham Priory Academy . Council tax band: E. Freehold.



Entrance Porch

Having front entrance door, wall light and door into:

Entrance Hallway

Having radiator, coved ceiling, stairs rising to first floor and understairs storage cupboard.

Wet Room

Having 3 piece suite comprising large walk-in shower area with mains fed rainfall shower, additional handheld shower and shower seat, wash hand basin with mixer taps over, wall hung WC, ceramic tiled floor with drainage, fully tiled walls, LED downlights, extractor and heated towel rail.

Sitting Room

24' 1" x 12' 11" max (7.34m x 3.93m)

Having bow window to front aspect, coal effect gas fireplace with surround, 2 radiators, coved ceiling and sliding patio door leading into garden room.

Garden Room

12' 0" x 9' 10" (3.65m x 2.99m)

Being of brick built construction with ceramic tiled floor with 3 sets of patio doors leading onto garden.

Dining Room

10' 11" x 10' 0" (3.32m x 3.05m)

Having radiator and coved ceiling.

Kitchen

13' 5" x 12' 8" max (4.09m x 3.86m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, integral microwave, integral dishwasher, integral fridge, ceramic tiled floor, radiator, downlights, pantry cupboard, door leading into garage and door leading to side.

First Floor Landing

Having radiator, airing cupboard housing hot water cylinder and access to part boarded and insulated loft with loft light and loft ladder.

Master Bedroom

17' 10" max x 12' 8" (5.43m x 3.86m)

Having fitted wardrobes, radiator and coved ceiling.

En-Suite

Having 5 piece suite comprising panelled Jacuzzi bath, double tiled shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, bidet, tiled effect vinyl flooring, radiator, heated towel rail, fully tiled walls, coved ceiling, downlights and extractor.

Bedroom 2

12' 11" x 11' 10" (3.93m x 3.60m)

Having fitted wardrobes, radiator and coved ceiling.

Bedroom 3

11' 1" x 10' 11" (3.38m x 3.32m)

Having fitted wardrobes, additional built-in wardrobe, additional storage cupboard and radiator.

Bedroom 4

11' 10" x 9' 5" (3.60m x 2.87m)

Having radiator, coved ceiling and downlights.

Shower Room

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, tiled effect Amtico flooring, heated towel rail, fully tiled walls, coved ceiling and downlights.

Outside Front

To the front of the property there is a lawned garden area with a variety of shrubs, resin driveway with space for several vehicles giving access to double garage, outside lighting, resin pathways at both sides of the property leading to rear garden.

Double Garage

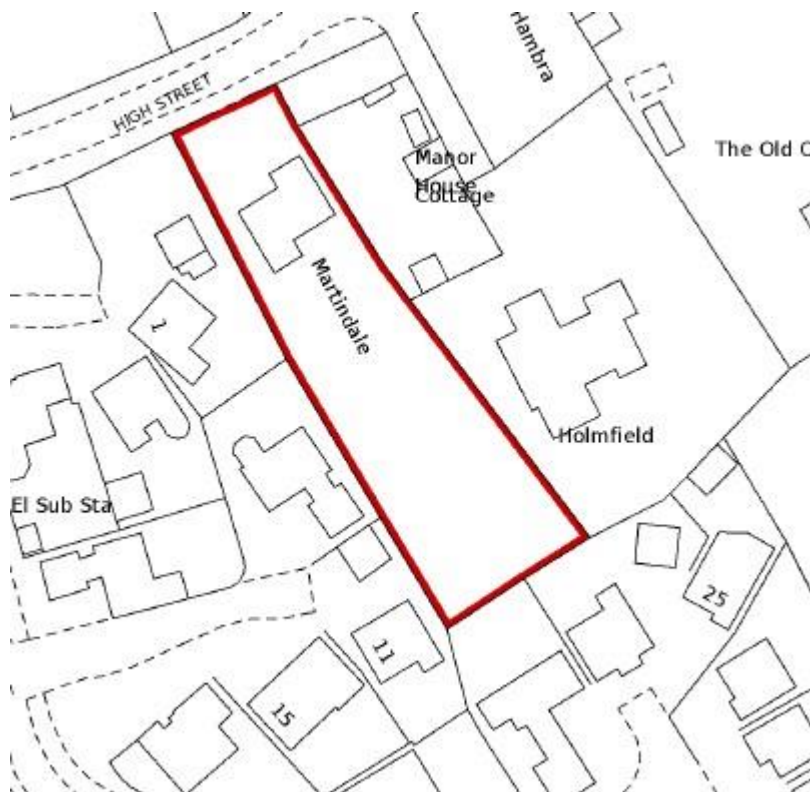
18' 8" max x 17' 7" max (5.69m x 5.36m)

Having remote control double up and over door, power and light, sink unit with base unit beneath, central heating boiler and door leading into kitchen.

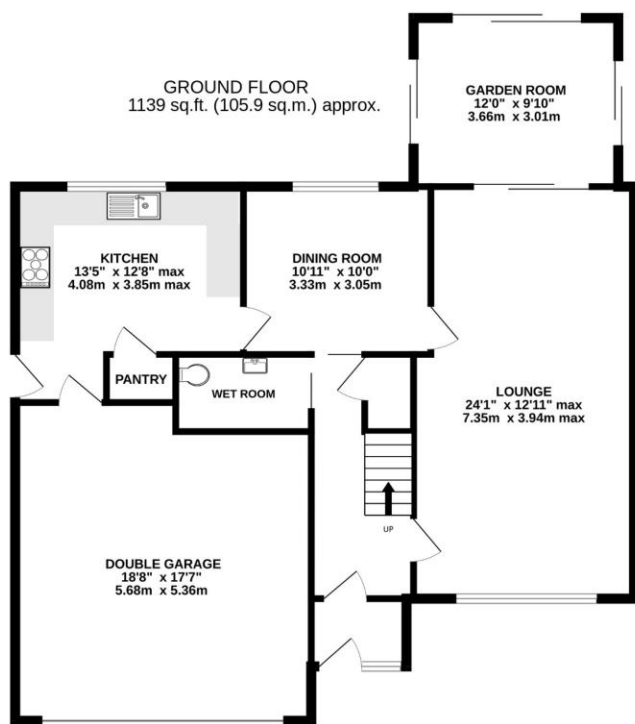
Outside Rear

To the rear of the property is a substantial approximately south-facing garden which is mainly laid to lawn with mature beds and borders to include a wide variety of shrubs and trees, paved patio area, shed, summer house, outside lighting and cold water tap.





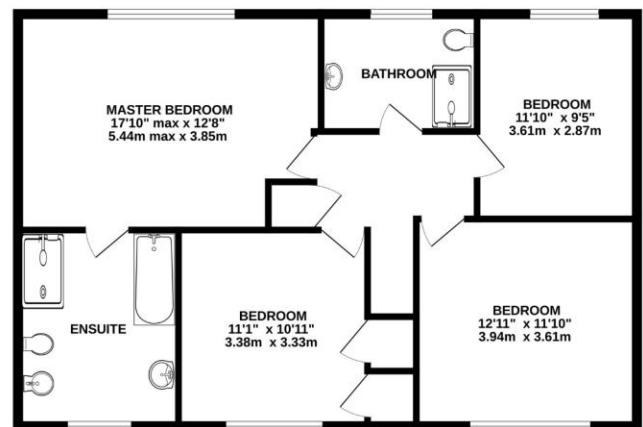
GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



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