

# Arnolds | Keys



26 Ollands Road, Reepham, NR10 4EJ

Guide Price £375,000

- FOUR BEDROOMS
- FRONT AND REAR GARDEN
- CLOSE TO TOWN SQUARE
- LARGE LOUNGE DINER
- NON ESTATE POSITION
- PARKING FOR SEVERAL CARS
- DOUBLE GLAZING
- THREE BATHROOMS

# 26 Ollands Road, Reepham NR10 4EJ

This charming four bedroom detached home is situated in the historic town of Reepham, just a short walk from the town square, where you'll find a variety of local amenities. The property boasts a spacious driveway, an enclosed rear garden, a generous living and dining room, and a separate kitchen.

 4  2  1  E

Council Tax Band: C



### **Description**

This delightful detached four bedroom property is located in the historic town of Reepham, within easy walking distance of the vibrant town square and its selection of amenities. The home features a large driveway, a private garden, a spacious lounge and dining area, as well as a separate kitchen.

### **Entrance Hall**

uPVC main door with side window double glazed with obscured glass, a radiator, wooden flooring, a staircase leading to first floor landing, entrances to bedroom two, kitchen, living room and downstairs WC.

### **Bedroom Two**

Carpeted, uPVC double glazed window to front aspect, access to loft.

### **Downstairs WC**

Carpeted, vanity unit with hand wash basin over, uPVC double glazed window with obscured glass to front aspect.

### **Kitchen**

Vinyl tiled floor, space for oven and fridge, plumbing for dishwasher and washing machine, wall and base units with counter over, stainless sink with drainer, uPVC double glazed window to front aspect, oiled fired boiler

### **Storage Room**

Connecting the front of the house to the back, via secure wooden doors, this space is currently used for storage of garden equipment and a small work station.

### **Lounge/Diner**

Carpeted, two uPVC double glazed windows to garden aspect, uPVC double glazed sliding door leading to garden, two radiators, a log burner on a raised hearth with quarry tiles underneath.

### **Stairs to first floor and landing**

Carpeted, a wardrobe which leads to eaves storage.

### **Main Bedroom**

Carpeted, radiator, uPVC double glazed window to garden access. En suite shower room. Chimney Flew from living room log burner, ceiling light and fan

### **En Suite**

Carpeted, pedestal hand wash basin, radiator, shower cubicle with electric Triton shower, built in wardrobes, skylight.

### **Bedroom Three**

Carpeted, radiator, uPVC double glazed window to garden aspect. Ceiling light and fan, loft access.

### **Bedroom Four**

Carpeted, radiator, uPVC double glazed windows to garden aspect, ceiling light and fan.

### **Family Bathroom**

Panelled bath with shower over and shower screen, pedestal hand wash basin, radiator, uPVC double glazed window to side aspect.

### **External**

To the front of the property there is a drive, with lawned area and mature flower beds. To the rear the garden is laid to lawn, and boarded by mature flower beds including a raised pond.

### **Agents Note**

Freehold.

Oil fired central heating

Mains Drainage


Council Tax - Broadland County Council - Band C



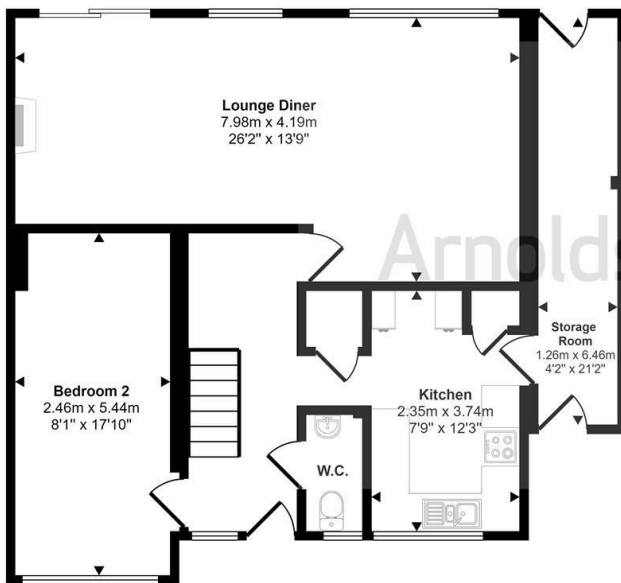
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

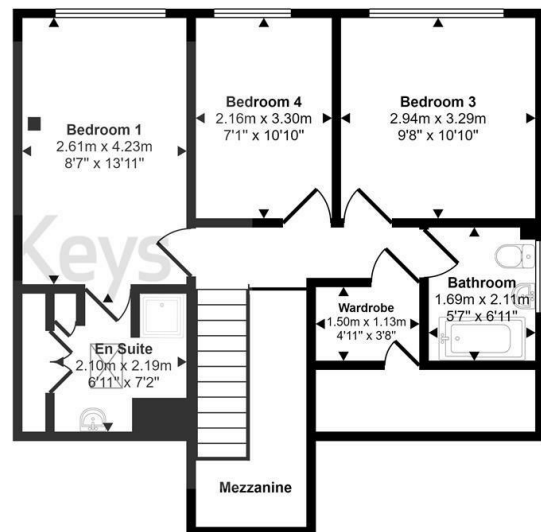
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Approx Gross Internal Area  
128 sq m / 1380 sq ft



Ground Floor  
Approx 77 sq m / 827 sq ft



First Floor  
Approx 51 sq m / 554 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

