



Ollands Road, Reepham, Norwich, NR10 4EL

welcome to

Ollands Road, Reepham, Norwich

NO ONWARD CHAIN!

"Knowle Cottage" is a remodelled and extended Period Cottage, with garden, parking and useful ANNEXE/STUDIO, in historic Reepham. It enjoys 2 Bedrooms, with a stylish landing space offering potential for a third, Conservatory & spacious hallway with space to dine.



Description

"Knowle Cottage" is offered for sale with No Onward Chain!

Situated in the Conservation Area of the historic market town of Reepham, this period Semi-Detached Cottage has been sympathetically extended and remodelled, to now offer a deceptive amount of accommodation with character features.

Outside the property offers parking and extensive cottage style gardens, stretching away behind. Perhaps the biggest surprise will be the modern brick-built ANNEXE/STUDIO Outbuilding in the garden, which is detached, has 2 rooms & a Cloaks WC- useful for overspill guest accommodation, hobbies or Home Office etc (subject to Local Authority regulations).

Entrance Vestibule

With entrance door from front garden, feature vaulted ceiling with exposed timbers, 2 double glazed windows (one with coloured glass design) step up, with double glazed door opening to:

Dining Room/ Hallway

14' max x 8' 2" (4.27m max x 2.49m)

A roomy space creating a great first impression, with secondary glazed side window and a feature natural wood balustrade stairway leading off from one corner. Space for table and chairs. Radiator, pamment tile floor & glazed screen with arched design and door to:

Sitting Room

12' 1" x 12' (3.68m x 3.66m)

Exposed brick work to chimney breast with wood burner to fireplace, beam finish to ceiling, natural wood latch doors to former stairway, shelved & fitted cupboards. Large secondary glazed window to front. Door to:

Kitchen/ Breakfast Room

14' 7" x 8' (4.45m x 2.44m)

With beamed ceiling, natural wood finish to base and wall units, work surfaces with tile surround and white butler style sink, integrated fridge, Rayburn (oil) cooking range. Glazed door from rear hallway, window to Conservatory. Natural wood latch door to walk-in Pantry/Utility.

Utility Room Pantry

9' 1" x 4' 8" (2.77m x 1.42m)

A deep walk-in pantry which now doubles as utility, wood floor, exposed brickwork, wall shelving, stainless steel sink to work surface and plumbing for washing machine. Borrowed light window to Conservatory.

Rear Hallway

Approached from Conservatory and giving access to Kitchen and:

Shower Room

With double glazed window, radiator, wood floor, vertical beams & high sloped ceiling. WC, wash basin & shower cubicle.

Conservatory

10' 2" x 8' 6" (3.10m x 2.59m)

With brick base walls and large double glazed windows looking to rear garden, further exposed brick work, double glazed door from garden. (Dimensions exclude approach area).

'Gallery' Landing Space

A generous space, with natural wood balustrade over the stairwell, double glazed front window and coloured glass design window over the stairs. A useful space (13'11" x 8') to relax or have your Home Office and potential to create 3rd Bedroom (subject to local authority regs) natural wood doors lead off.

Bedroom One

13' 5" max x 11' 11" max (4.09m max x 3.63m max)

With secondary glazed front window, radiator, beam spanning the room, curtained wardrobe & louvered doors to corner cupboard.

Bedroom Two

12' 8" x 8' (3.86m x 2.44m)

With double glazed rear window, beam spanning the room, curtained wardrobe and airing cupboard space & radiator.

Bathroom

With double glazed rear window, towel radiator, natural wood floor, part tiled. Suite of WC, wash basin & bath with mixer tap. Light/extractor fitting to ceiling

Front Garden

The cottage is set behind an attractive area of garden, elevated and setting you back from the road. A block-paved sloping driveway leads in from the road providing parking, continuing as pathway to the rear.

Extensive Rear Garden

A real feature of this home is the cottage style garden extending to the rear. The initial area is lawned with circular seating to the base of a Tulip Poplar tree- eye catching in flower. There are Greenhouse (with established grape vine), array of fruits, screened oil tank, exterior oil boiler & outside tap. Brick paved path meanders to the Annexe/Studio and a gate in picket style fence, leading to the rear section of garden- again cottage style, but less formal. Established and well stocked, with a variety of well stocked beds, fruit trees, 2 small ponds and 2 sheds.

Annexe/ Studio Outbuilding

A real bonus here, being modern and brick built, with a pan tile roof, in keeping with the cottage. It comprises an ENTRANCE LOBBY - CLOAKS/WC (7'1" X 4'4" & space for shower?) - STUDIO/BEDROOM (10'8" x 9'11") with double glazed window & a door opening on to: HOME OFFICE/ 10'8" x 5' (with 2 double glazed windows).

Agent's Note

1. The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.

2. Broadland District Council had agreed that the Outbuilding, previously a Music Room, could be used as additional Bedroom space, but not separate self-contained Annexe. Prospective buyers should check any alternative use or alterations they might contemplate comply with Local Authority regulations, prior to offering.



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welcome to

Ollands Road, Reepham, Norwich

- NO ONWARD CHAIN
- Remodelled & Extended Cottage
- Guest Annexe/Studio Outbuilding
- Bath & Shower Rooms
- 2 Bedrooms, 2 Receptions + More
- Extensive Cottage Gardens
- Spacious Hallway with space to dine
- Conservation Area Setting

Tenure: Freehold EPC Rating: D

offers in excess of

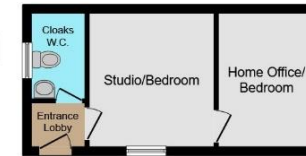
£350,000



Ground Floor



First Floor



Annex

This floorplan 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103301 - 0006

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 buyer's 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.

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