



**Monastery Cottages The Moor, Reepham Norwich NR10 4NL**

**welcome to**

**Monastery Cottages The Moor, Reepham Norwich**

NO ONWARD CHAIN. \*Grade 2 Listed\*

A fantastic opportunity to acquire a picturesque Cottage, situated on The Moor in the market town of Reepham - arguably the most desirable location on the edge of town! The property offers Lounge, Kitchen, 2 Bedrooms and Bathroom.



### Lounge

13' 3" max x 11' 1" ( 4.04m max x 3.38m )

Modern front door opens into Lounge, feature fireplace with brick surround & pamment hearth, alcove either side of chimney breast, radiator & front aspect double glazed sash window. Door opens to Hall.

### Hall

Door to cottage style staircase, built-in cupboard, opens to Kitchen and door to Bathroom.

### Kitchen

11' 8" max narrowing to 7' 4" min x 4' 1" ( 3.56m max narrowing to 2.24m min x 1.24m )

Fitted with base level units, work top over with stainless steel sink & drainer unit and tiling surround. Electric oven with electric hob & cooker hood over and oil-fired boiler. Rear aspect double glazed window & single glazed door to Courtyard.

### Bathroom

Suite comprising WC, inset wash basin with unit surround & bath with electric shower over and glass screen. Tiling to walls, heated towel rail & rear aspect single glazed window.

### Landing

Small landing with loft access and doors to Bedrooms.

### Bedroom One

13' 1" max x 11' 6" max narrowing to 8' 5" min ( 3.99m max x 3.51m max narrowing to 2.57m min )

Decorated floorboards, radiator & double-glazed window with views across field.

### Bedroom Two

10' 6" max x 6' 6" ( 3.20m max x 1.98m )

Alcove either side of chimney breast with shelving, radiator & rear aspect double glazed window with rooftop & tree outlook.

### Outside

To the front is a small garden with path to front door & picket fence.

To the rear is a courtyard garden which is enclosed, paved, houses oil tank and has a side access gate.

### Outbuilding

6' 9" x 5' ( 2.06m x 1.52m )

Due some repair, this outbuilding is brick & tile built with wash basin & plumbing for washing machine. Access is via the courtyard garden.



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.



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## Monastery Cottages The Moor, Reepham Norwich

- NO ONWARD CHAIN
- End-Terraced Cottage
- Lounge with Open Fireplace & Kitchen
- 2 Bedrooms
- Courtyard Garden & Outbuilding

Tenure: Freehold EPC Rating: E

offers in excess of

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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