



Station Road, Reepham Norwich NR10 4LJ

welcome to

Station Road, Reepham Norwich

NO ONWARD CHAIN!

This Detached Bungalow has had many service upgrades both internally & externally, and offers accommodation to include Lounge/Diner, Modern Kitchen, 2 double Bedrooms & re-fitted Shower Room. Outside enjoys an enclosed rear garden, driveway parking & Garage.



Entrance Hall

Double glazed side entrance door opens into L-shaped hall with radiator, airing cupboard (with radiator) & doors to remaining accommodation.

Lounge / Diner

16' 4" x 12' 5" (4.98m x 3.78m)

Double glazed window to either side of double glazed doors opening to rear garden. Radiator

Kitchen

11' 5" x 8' 11" (3.48m x 2.72m)

Modern fitted kitchen with a range of wall & base units, work surface over with stainless steel 1 1/2 bowl sink unit & tiling surround. Electric hob with hood over, separate electric cooker & crockery warming tray and plumbing for washing machine. Recessed lighting, radiator, large rear aspect double glazed window & double glazed door to rear garden.

Bedroom One

13' 5" x 12' 6" (4.09m x 3.81m)

Radiator & large front aspect double glazed window.

Bedroom Two

11' 5" x 9' 11" (3.48m x 3.02m)

Radiator & front aspect double glazed window.

Shower Room

Suite comprises WC, wash basin with unit beneath & large walk-in shower. Extractor fan, radiator & double glazed window.

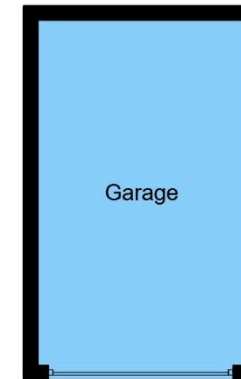
Outside

To the rear the garden enjoys a good degree of shelter and seclusion. A large paved patio adjoins the Bungalow and beyond this lawn. Timber garden shed. Potential utility space to one side.

To the front the Bungalow is set behind an area of garden, with driveway parking in front of your GARAGE (this has up & over door, side window, personal door to rear garden and to the far end access to boiler room and a store)
An arched gateway leads to rear garden.



Floor Plan



Garage

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.



view this property online williamhbrown.co.uk/Property/RPM103387



welcome to

Station Road, Reepham Norwich

- NO ONWARD CHAIN!
- Well-Presented Detached Bungalow
- 2 Double Bedrooms
- Lounge/Diner & Modern Kitchen
- Re-fitted Shower Room (installed 2023)

Tenure: Freehold EPC Rating: E

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103387



Property Ref:
RPM103387 - 0005

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 buyers 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk