



Newcroft House New Road, Reepham Norwich NR10 4ND

welcome to

Newcroft House New Road, Reepham Norwich

Generous proportions with this 4 Bedroom detached house with 'wow' factor kitchen/dining / garden room to rear opening to garden. Master bedroom has 'juliet style' balcony. There are family bathroom, shower room and groundfloor cloaks WC



Entrance Hall

with double glazed side entrance door , radiator, turning stairway leading off, with generous under stairs space, presently providing a home for the owner's dog. The hallway widens out to generous reception area, coats cupboard,

Cloakroom

cloaks WC with double glazed window, WC wash basin

Lounge

20' x 11' 5" (6.10m x 3.48m)

with two double glazed bow style front windows, two radiators ,wood burner to chimney breast with Indian stone hearth.

Kitchen / Dining Room

19' 10" x 8' 11" (6.05m x 2.72m)

double glazed side window, fitted range of base and wall units, tiled floor, extensive work surfaces with tiled surrounds and sink unit. Electric hob and separate electric oven, plumbing for dishwasher and modern wall radiator. The room opens through in open plan style to

Sitting/ Garden Room area

12' 7" x 10' 6" (3.84m x 3.20m)

double glazed side window and double glazed double doors that open out to your rear garden. Tall modern wall radiator

Utility Room

with double glazed window, tiled floor, fitted range of base units, work surfaces with stainless steel sink, plumbing for washing machine, radiator. Door to

Boot Room

8' 4" x 4' 7" (2.54m x 1.40m)

with double glazed window and door to the rear, tiled floor and part tiled walls, oil fired boiler, coats hanging

First Floor Landing

with large feature window over the stairway, natural wood balustrade to stairwell, white panel doors opening off including large airing cupboard, radiator

Master Bedroom

19' 3" x 11' 10" (5.87m x 3.61m)

with double glazed doors to Juliet style' balcony' with glass outside. Double glazed rear window, views across gardens and roof tops to trees. Tall modern wall radiator, step-in wardrobe/store, sloped sections of ceiling. (Potential to add a door to landing to make the room en-suite, with shower room)

Shower Room

with double glazed window, tiling to walls and floor, chrome heated towel rail. Extractor. WC washbasin atop a drawer unit. Shower cubicle.

Bedroom Two

11' 6" max x 11' 1" max (3.51m max x 3.38m max)

double bedroom with large double glazed front window and radiator

Bedroom Three

11' 6" x 8' 7" max (3.51m x 2.62m max)

double bedroom with large double glazed front window, radiator

Bedroom Four

10' 5" x 9' (3.17m x 2.74m)

double bedroom with double glazed side window, radiator

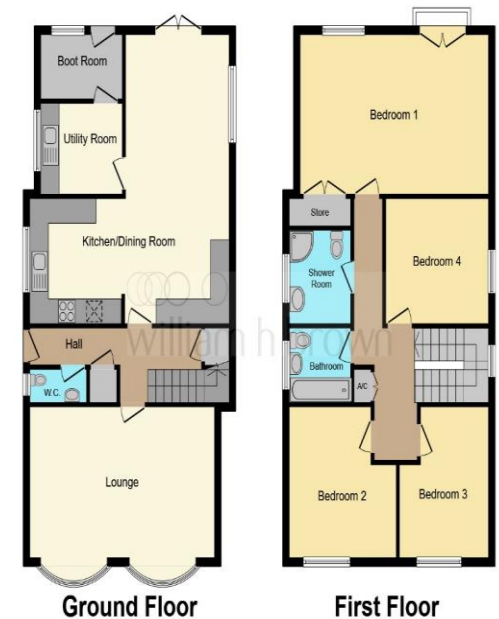
Bathroom

double glazed window, tiling to walls, heated chrome towel rail, units surround wash basin and WC, shower over P shaped Aqualisa shower bath and bath fittings, blue tooth mirror.

Outside

To the front the property is elevated from the road with flower beds and side approach path to the front door. To the other side a surfaced driveway provides parking for a number of cars and has gates giving access to the rear, should you wish to take a trailer or boat etc for secure storage.

The main garden extends away to the rear. Large brick paved patio area adjoining the house, with potting shed off to one side and generous lawn beyond this with timber garden shed to far end.



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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welcome to

Newcroft House New Road, Reepham Norwich

- Generous 4 Bedroom Detached House - Approx. 1600 sq ft
- Bathroom, Shower Room and Cloaks WC
- 20' Living Room
- 'Wow' factor Kitchen/Dining/ Garden Room opening to Garden
- Handy for Local Amenities

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103444 - 0010

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