



**Moorhouse Close, Reepham Norwich NR10 4EG**

**welcome to**

**Moorhouse Close, Reepham Norwich**

A well-presented 4 Bedroom and 2 Reception Room detached House with spacious hall entrance, enclosed garden, double garage, oil heating and double-glazing.



### Spacious Entrance Hall

12' 5" x 9' 9" ( 3.78m x 2.97m )

With double glazed front door, turning stairway leading off with tall double-glazed window over and gallery effect landing overhead. Under stairs cupboard, radiator and white panel doors open off.

### Cloaks W. C

With double-glazed window, radiator, WC & wash basin.

### Living Room

22' 4" x 11' 4" ( 6.81m x 3.45m )

A double aspect through-room with bow-style double glazed front window, double glazed doors opening to rear garden, two radiators and fireplace (not in use, with capped chimney).

### Dining Room

11' 7" x 8' 9" ( 3.53m x 2.67m )

With feature floor to ceiling double glazed window panel overlooking rear garden and radiator.

### Kitchen

10' 6" x 9' 7" ( 3.20m x 2.92m )

With fitted range of base and wall units, work surfaces over with tiled surrounds and sink unit, electric hob with stainless steel and glass cooker hood over and separate double oven. Tiled floor, radiator and double glazed door from outside.

### Utility Room

With double glazed window, tiled floor, plumbing for washing machine and oil-fired boiler.

### First Floor Landing

With natural light from tall double glazed front window over stairway, deep airing cupboard, balustrade over hallway and white panel doors.

### Bedroom 1

13' 9" x 9' 6" ( 4.19m x 2.90m )

With double glazed rear window, built-in wardrobes and radiator. Door to En-suite.

### En Suite

Double glazed window, wash basin, WC and shower cubicle.

### Bedroom 2

11' 5" x 10' 7" ( 3.48m x 3.23m )

Double glazed rear window, with open outlook to nearby New Road and radiator.

### Bedroom 3

11' 5" max\* x 10' 10" max\* ( 3.48m max\* x 3.30m max\* )  
L-shaped room with double-glazed front window and radiator.

### Bedroom 4

10' 7" x 7' ( 3.23m x 2.13m )

Double glazed rear window and radiator.

### Bathroom

With double glazed window, radiator, bath, wash basin and WC.

### Double Garage

19' 1" x 16' 8" ( 5.82m x 5.08m )

### Outside

To the front the property is set behind an open plan style garden area with driveway parking in front of your double Garage.

A gate leads through to the enclosed main garden lying to the rear of the house with paved patio and a sizeable lawn with beds.



Ground Floor



First Floor



Double Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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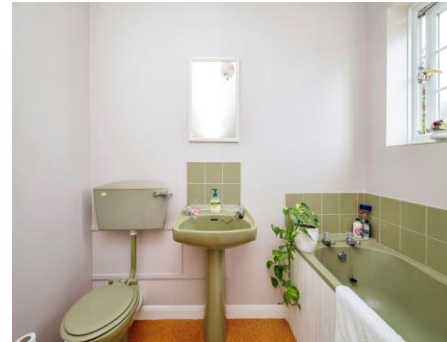
## Moorhouse Close, Reepham Norwich

- Generous 4 Bedroom, 2 Reception Room Detached House
- Nice Presentation
- Spacious Hall Entrance
- Enclosed Garden
- Double Garage

Tenure: Freehold EPC Rating: D

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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