



**Elizabeth Close, Reepham, Norwich, NR10 4JF**

**welcome to**

**Elizabeth Close, Reepham, Norwich**

Tucked away approx. ¼ mile from town centre of the historic market town of Reepham. With generous refitted kitchen-diner, garage and 2 bedrooms.



## Description

Tucked away in a small turning, handy for town centre and schools. This modern style house is well-presented following recent refurbishment. It offers an enclosed garden, garage and driveway parking. Inside you have a spacious living room with a wood burner and 18'3" refitted kitchen-diner. Upstairs the main bedroom is 14'11" (with two windows could split to smaller rooms (subject to local authority regulations)). Reepham is a historic market town, renowned for its pretty central square and highly regarded schooling to sixth form. There is a range of amenities. City and coast are each only approx. half and hour's drive away.

## Entrance Porch

With double-glazed entrance door, double-glazed front window, under floor heating, double-door coats cupboard. Door to

## Living Room

16' 9" max x 11' (5.11m max x 3.35m)  
With double-glazed front window, wood burner, alcove either side of chimney breast. Radiator. Stairway leads off. Door to

## Kitchen Diner

18' 3" x 10' 1" (5.56m x 3.07m)  
With double-glazed rear window overlooking garden and double-glazed door opening outside. Refitted range of units (2022), comprising base and wall units, work surfaces to three sides with tiled surrounds, electric hob with hood over, separate oven, combination microwave oven, 1½ bowl sink unit, concealed lighting, space for fridge-freezer, space for washing machine. Radiator.

## Landing

With white panel doors opening off including airing cupboard.

## Bedroom 1

14' 11" x 9' 6" (4.55m x 2.90m)  
With two double-glazed front windows and radiator (potential to split into 2 smaller rooms subject to local authority approval).

## Bedroom 2

11' 10" x 9' 9" (3.61m x 2.97m)  
With two roof light windows to sloping rear ceiling, radiator

## Bathroom

With roof light window to sloping ceiling, tiled floor, wash basin, W.C. shower cubicle, and bath. Extractor fan, chrome finished towel radiator, heated and illuminated mirror.

## Outside

To the rear the property enjoys an enclosed and sheltered garden, laid to paved patio and lawn. A gate opens from the side driveway which offers space to park in front of your 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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welcome to

## Elizabeth Close, Reepham, Norwich

- Well-presented 2 bedroom house
- Enclosed garden
- Garage
- Convenient and tucked away
- Living room with wood burner
- 18'3" refitted kitchen-diner
- Oil heating and double-glazing

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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