



Overton Way, Reepham Norwich NR10 4FG

welcome to

Overton Way, Reepham Norwich

Excellent presentation with this 3 bedroom detached house with garden, garage and a recently refitted kitchen diner.



Entrance Hall

With panelled front door with two small double-glazed panels. Stairs lead off, radiator, understairs cupboard.

Cloakroom W.C.

With double-glazed window, radiator, wash basin, extractor fan.

Lounge

18' 9" max x 9' 5" (5.71m max x 2.87m)
A through room with double-glazed front window and double-glazed doors opening out to the rear garden. Ornamental mantle piece surround with electric heater, one radiator, glazed door opening from hallway.

Kitchen Diner

18' 2" x 9' 8" (5.54m x 2.95m)
With double-glazed front window and part double-glazed door opening to conservatory at rear. Tiled floor, space for table and chairs, radiator. Recently refitted range of base and wall units, work surfaces with tiled surrounds include 1½ bowl sink unit, has concealed lighting over and an electric hob/ oven with stainless steel hood over. Plumbing for washing machine and dishwasher.

Conservatory

UPVC and large double-glazed window construction with windows to three sides and double-glazed door opening out to the rear garden. Double-glazed roof, space to sit and overlook your garden.

First Floor Landing

With balustrade to stairwell, double-glazed window looking across to countryside, radiator, white panel doors opening off, airing cupboard.

Bedroom 1

14' x 9' 11" max (4.27m x 3.02m max)
With double-glazed rear window overlooking garden, radiator, double-door wardrobe, small corner dressing table, door to

Ensuite

With double-glazed window, radiator, shaver strip light, extractor fan, unit surround to W.C and wash basin, shower cubicle.

Bedroom 2

10' 7" x 9' 6" (3.23m x 2.90m)
With double-glazed front window with view across to field and trees opposite, radiator, built-in wardrobe.

Bedroom 3

7' 5" min x 7' 3" (2.26m min x 2.21m)
With double-glazed rear window overlooking garden, mirror fronted wardrobe, radiator.

Bathroom

Double-glazed window, unit surround to W.C and wash basin, chrome towel rail, bath, shaver strip light

Outside

A very neat front garden is an excellent first impression. Comprising lawn with borders, central bed, paved approach path to front door, precision trimmed hedging. To the rear and enclosed and neatly arranged and maintained garden offers lawn, raised bed, paved patio, oil tank.

Garage

Approached from the Overton Way side road with driveway parking in front, up and over vehicular door, power and light and door from rear garden.

Agents Note

The garage is presently partitioned for use as storage area and workshop. It would revert for garage use.



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



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welcome to

Overton Way, Reepham Norwich

- Excellent presentation
- 3 Bedrooms (main ensuite)
- 18'2" Refitted kitchen diner
- Gardens and garage
- Double-glazing and oil heating

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103596 - 0003

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