



The Foxglove Ashtree Close, Reepham Norwich NR10 4FS

welcome to

The Foxglove Ashtree Close, Reepham Norwich

Plot 2, The Foxglove. A brand new 2 Bedroom, Detached Bungalow with parking and gardens. Enjoy all the benefits of owning your own home, in a community with like-minded retirees, surrounded by nature, open fields and countryside.

Call us now, to book your viewing!

Key Features:

24/7 Staffing / Care Provision Available
Wheelchair Access
Car Parking
Pets Allowed
Maintained Gardens
Fire Detection
Surrounded by Countryside
Landscaped Gardens Throughout the Village

Specification

Each bungalow is designed to offer quality finishes and energy efficiency:

Efficient air source heating and hot water, with under floor heating throughout. uPVC double glazing.

Fitted kitchens in Sage, Cream or Grey are installed, with Quartz work tops and Zanussi appliances included.

Built in wardrobes and storage.

BT phone point. Wifi (with free calls) provided.

A full specification can be supplied.

Entrance Hall

13' approx x 5' 9" approx (3.96m approx x 1.75m approx)

Anthracite uPVC double glazed front door opens into Hallway, with airing cupboard, store at the end and under floor Air Source heating. Doors open to Bedrooms, Shower Room & Lounge.

Lounge

13' approx x 11' 8" approx (3.96m approx x 3.56m approx)

Front aspect Anthracite uPVC double glazed windows to front corner & under floor Air Source heating. Doors open to Kitchen/Diner.

Kitchen / Diner

14' 4" approx x 10' 8" approx (4.37m approx x 3.25m

approx)

Fitted luxury kitchen units with integrated Zanussi appliances, quartz worktops and large built-in store. Rear and side aspect Anthracite uPVC double glazed windows & Anthracite uPVC double glazed door to outside. Under floor Air Source heating.

Bedroom One

12' approx x 10' 8" approx (3.66m approx x 3.25m approx)

Fitted wardrobe, under floor Air Source heating and rear aspect Anthracite uPVC double glazed window. Door opening to Shower Room.

Bedroom Two

10' 8" approx x 9' 1" approx (3.25m approx x 2.77m approx)

Front aspect Anthracite uPVC double glazed window & under floor Air Source heating.

Shower Room

Comprising of luxury sanitary ware with pressurised shower cubicle and ceramic tiling to walls and sealed wet room flooring. Side aspect Anthracite uPVC double glazed window, under floor Air Source heating and built-in store. Jack & Jill style access from Hallway and Bedroom One

Outside

Landscaped grounds, including planted beds and lawned areas, lit pathways and access road - all maintained and covered by the maintenance contract - and there is a designated car parking space for each bungalow.

Agent's Note

1) Images, dimensions, specification and floor plans provided are for guidance only and have been taken from our client's content and could be subject to

some change during construction.

2) Maintenance Fee covering:

- External maintenance of Bungalow, including:
- Monthly window cleaning & gutter clearance
- Maintenance of landscaped grounds, including the lit pathways & roads
- Broadband cost included
- VOIP telephone system, with all UK calls included
- Daily collection of rubbish from doorstep
- 2 hours of care or domestic help per week (times to suit residents)

3) A holding deposit of £1,000 will be taken at point of reservation (deducted from the final amount upon completion), along with identification for all buyers. All buyers will be expected to instruct their solicitors within 3 working days from point of reservation. Costs may be taken from the holding deposit depending on the stage of sale and will be treated on an individual basis.



welcome to

The Foxglove Ashtree Close, Reepham Norwich

- New Detached Bungalow
- 2 Bedrooms
- Fitted Kitchen & Integrated Appliances
- Anthracite uPVC Windows & Air Source Under Floor Heating
- Private Parking & Garden Area (Maintained & Covered by Maintenance Contract)

Tenure: Freehold EPC Rating: Exempt

£325,000



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Property Ref:
RPM103611 - 0002

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.

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