









welcome to

Smugglers Lane, Reepham Norwich

Generous proportions inside and out, including 36'11" living room and garden stretching away to the rear, home office/ garden room and a garage.













Entrance Hall

With double-glazed side entrance door and window, radiator and airing cupboard.

Breakfast Room

12' 1" x 10' 2" max (3.68m x 3.10m max) With double-glazed side window, gas (bottled), boiler, radiator, open into

Kitchen

11' 2" x 8' 1" (3.40m x 2.46m)

With double-glazed rear side windows and double-glazed door out to the rear garden. Fitted range of base and wall units, stainless steel 1½ bowl sink unit, gas (bottled) hob with hood above, separate oven, plumbing for washing machine and dishwasher.

Living Room

Arranged as sitting space with double-glazed side door outside, double-glazed patio door opening to rear garden patio, double-glazed window overlooking garden. Air source air conditioning unit.

Dining Room

16' 10" x 10' 5" (5.13m x 3.17m) With air source air conditioning unit.

Bedroom 1

11' 3" x 9' 9" (3.43m x 2.97m)
With double-glazed front window and radiator.

Bedroom 2

10' 10" \times 10' (3.30m \times 3.05m) With double-glazed front window, radiator

Bedroom 3

9' 3" x 7' (2.82m x 2.13m) With double-glazed side window, radiator

Shower Room

With shower cubicle, W.C, wash basin, chrome towel radiator and extractor

Bathroom

With double-glazed window, wash basin with unit, bath with shower over, W.C, extractor fan, chrome towel radiator.

Outside

To the front the property is set back behind a lawned garden with driveway leading to your garage, lawn and shingled approached path.

The rear garden one of the main features of this property, an extensive rear garden with paved patio adjoining the bungalow, mainly laid to lawns with beds, borders, variety of young fruit trees and picket style fencing loosely dividing part way down.

Home Office / Garden Room

16' 5" x 8' 3" (5.00m x 2.51m)

With double-glazed side window, power and light and double-glazed doors opening from front and rear gardens.



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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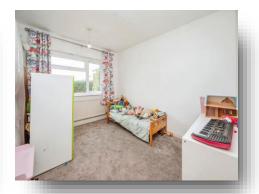
- 3 Bedroom detached bungalow
- Extensive 'wow' factor gardens (0.18 acres)
- Home office / garden room
- Handy for amenities
- Imposing 36'11" living space

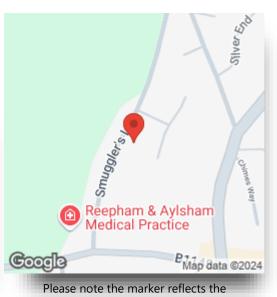
Tenure: Freehold EPC Rating: G

£340,000









postcode not the actual property

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Property Ref: RPM103608 - 0006 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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