



Smugglers Lane, Reepham Norwich NR10 4QT

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" x 10' (3.30m x 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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welcome to

Smugglers Lane, Reepham Norwich

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103608 - 0006

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