



**Kerdiston Road, Reepham Norwich NR10 4LQ**

**welcome to**

**Kerdiston Road, Reepham Norwich**

A non-estate, detached bungalow within approximately ¼ mile from town centre, with sizeable plot, garage and workshop and NO ONWARD CHAIN!



**Detached, 2 Bedroom bungalow in an established residential road approximately ¼ mile from town centre, with tennis courts and doctors closer still! Property enjoys a sizeable plot with a garage and a workshop.**

### Open Plan Living Space

22' 8" x 15' 7" ( 6.91m x 4.75m )

With large double-glazed window panel to the front overlooking garden, modern front, modern uPVC front door and double-glazed rear window. Two radiators, vertical beam fairly central to the room , fitted range of base and wall units, work surfaces with tiled surrounds, tiling to kitchen space, gas hob (bottled), separate oven and microwave.

### Conservatory

With large double-glazed window panel to three sides, radiator, patio door opening to garden.

### Hallway

With arched approach from the living space and access onto

### Bedroom 1

13' x 10' ( 3.96m x 3.05m )

With large, double-glazed front window, radiator.

### Bedroom 2

12' 3" x 9' 6" max narrowing to 7' 6" min ( 3.73m x 2.90m max narrowing to 2.29m min )

With large, double-glazed rear window, radiator

### Shower Room

In wet-room style with double-glazed window, radiator, W.C, wash basin, shower, partly tiled and with extractor fan.

### Outside

The property enjoys a sizeable plot , with extensive frontage to Kerdiston road with vehicular access to the rear from Silver End. Largely laid to lawn, with low maintenance areas of shingle, circular paved feature and established hedge to the front giving a good degree of shelter and seclusion. Timber garden shed, timber and asbestos built workshop, external oil boiler, oil tank,

### Garage

20' 8" x 11' 4" ( 6.30m x 3.45m )

With electric roller door, power, light and block built.



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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## Kerdiston Road, Reepham Norwich

- Sizeable plot
- 2 Bedrooms and Open plan living space
- Convenient for amenities
- Oil heating and double-glazing
- Conservatory

Tenure: Freehold EPC Rating: E

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103615 - 0003

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