



Willow Cottage Whitwell Road, Sparham Norwich NR9 5PN

welcome to

Willow Cottage Whitwell Road, Sparham Norwich

This quality, modern, detached house has been built in a traditional style and is situated in a small village turning. It offers 3 double bedrooms, 2 receptions plus home office/4th bedroom. Just a few minutes out of the Market Town of Reepham.



Entrance Hallway

With double-glazed front door, plenty of reception space, stone tiled floor. Turning balustrade stairway with understairs cupboard.

Cloaks W.C.

With W.C , wash basin, recessed lighting, extractor fan, stone tiled floor.

Lounge

15' 9" x 12' 8" (4.80m x 3.86m)
Double-glazed side window and double-glazed double doors opening out to the garden, stone tiled floor, fireplace with multi-fuel stove.

Dining Room

15' 4" x 8' 8" (4.67m x 2.64m)
A double aspect room with glazed windows to side and rear, recessed lighting.

Kitchen Dining Room

21' 4" x 12' 1" (6.50m x 3.68m)
Double aspect room with double-glazed side and rear windows, double-glazed double doors opening out to the garden, stone tiled floor, natural wood fitted range of base and wall units to three sides and an island unit. Black granite work surfaces include 1½ bowl Belfast style sink. There is recessed ceiling lighting and concealed lighting.

Utility Room

With recessed lighting, extractor fan, double-glazed window, tiled floor, work surface and Belfast style sink, space for washing machine, built-in cupboard.

Home Office / Bedroom 4

8' 10" x 9' 5" (2.69m x 2.87m)
Double-glazed front window,

First Floor Landing

With balustrade to two sides of stairway in gallery style, recessed lighting, natural wood doors opening off, section of sloped ceiling.

Master Bedroom

15' 10" x 10' 8" (4.83m x 3.25m)
With sections of sloped ceiling, double aspect with double-glazed front and side windows, recessed lighting, built-in wardrobes, and a door to

Ensuite

With roof light window to sloped ceiling, tiled floor and with W.C., wash basin to stand, shower cubicle, recessed lighting.

Bedroom 2

15' 11" x 10' 2" (4.85m x 3.10m)
With shallow vaulted ceiling, double-glazed rear window and deep Dorma style double-glazed bay to front. Two built-in wardrobes, recessed lighting.

Bedroom 3

11' 5" x 10' 3" (3.48m x 3.12m)
Double-glazed window, built in wardrobe, section of sloped ceiling.

Bathroom

Section of sloped ceiling, recessed lighting, double-glazed window, extractor fan, tiled floor and with W.C. , bath, large shower cubicle, wash basin to stand.

Outside

The gardens enjoy a good degree of seclusion from tall hedging to front, heavy wicker screening and garden wall. Arranged for ease of maintenance to include lawn to front with patio and sizeable patio garden to rear with green house, shrubs and trees planted. Quality built timber summer house/studio 7'6" x 7'5" insulated & with double-glazed windows and doors, electric power, and light. From a shared driveway into the turning, double five bar gates open to your own shingled parking for a number of cars and gives access to a quality timber built garage 17'6" x 9'7" with double vehicular doors and side door & window. Walkways to each side of the property leading front to back, one of which has 2 small, timber garden sheds.



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



view this property online williamhbrown.co.uk/Property/RPM103617



welcome to

Willow Cottage Whitwell Road, Sparham Norwich

- Traditional style modern home
- 3 Double bedrooms (master ensuite)
- 2 receptions plus home office / bed 4
- Oil- fired heating (underfloor to ground floor) & double-glazing.
- Small village turning of just 3 dwellings.

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/RPM103617



Property Ref:
RPM103617 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 873208



Reepham@williambrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williambrown.co.uk