



**Breese House Market Place,Reepham Norwich NR10 4JJ**



**welcome to**

**Breese House Market Place, Reepham Norwich**

Mews style living with this thoughtfully refurbished & remodelled home. Surprisingly roomy 3 bed accommodation, with a wealth of features, it enjoys it's own small & enclosed patio space & your own front door at street level.



## Description

An individual 3-bedroom mews-style home offering surprisingly roomy and mainly first floor living, Grade II listed and in the heart of this Historic Market Town. Thoughtfully and recently refurbished and remodelled throughout by our discerning clients. You will enjoy your own front door at street level and a private and walled patio space to the rear. Reepham is renowned for its picturesque market square, with a choice of eateries, just a short stroll from your front door. The North Norfolk coast is about 30mins drive and Norwich airport closer still. the property features large traditional sash-style windows overlooking the street below, with benefit of bespoke secondary double-glazing panels, and double-glazed modern windows where not street facing. heating is from a modern oil-fired boiler to column style radiators and a wood burner to lounge.

## Reception. Vestibule

With your own panelled front door from the street outside. Space for coats hanging. Stairway leading off and exposed wall beams.

## Cloakroom W C

With tiled floor and underfloor heating, extractor fan, WC and a wash basin with unit below. The underside of the stairway provides an interesting architectural feature to one corner.

## Utility / Kitchenette

8' 8" x 7' ( 2.64m x 2.13m )

With tiled floor and underfloor heating, modern range of fitted base and wall units. Work surfaces with tiled surround and sink. Double-glazed, double doors open out to the patio. This might double as a convenient kitchenette to the patio in the summer months.

## First Floor

### Kitchen Breakfast Room

9' 4" min x 9' 1" ( 2.84m min x 2.77m )

An impressive initial first floor room to enter with its high vaulted ceilings, exposed beams and double aspect light from front and rear windows. Fitted range of modern base and wall units, natural woodwork surfaces with sink and tiled surrounds. Electric hob and oven have stainless steel hood above, two seat breakfast bar, integral fridge freezer and underfloor heating.

### Living Room

15' 10" x 14' 7" ( 4.83m x 4.45m )

With two large front windows looking across to period property opposite, corner alcove alongside chimney breast with a small wood burner to the fireplace. Exposed floors board, recessed lighting.

### Split Level Hallway

Accessed from the living room and leading on to all other rooms, including a double-glazed rear window. Fine wall beams and a deep built-in cupboard.

## Master Bedroom

15' x 8' 10" min ( 4.57m x 2.69m min )

A stylish room with stepped approach down from the landing. A double-glazed window looks out to the rear of the property. There is an exposed section of rustic brickwork and wall beams. Sloping ceiling. setting it apart from other bedrooms are a roll top bath and wash basin, with unit below and illuminated mirror above.

## Bedroom 2

14' 2" max x 10' 9" min ( 4.32m max x 3.28m min )

Recessed lighting, shutters to front window.

## Bedroom 3

11' 2" x 7' 1" ( 3.40m x 2.16m )

With recessed lighting and shutters to a front window

## Bathroom

Spacious bathroom with shutters to front window, recessed lighting, tiled floor with underfloor heating and tiling to walls, chrome towel radiator (with dual electric/water supply - for summer), extractor fan, WC, bath, large shower cubicle and twin wash basins inset to a large unit with drawers.

## Outside

To the rear the property enjoys its own private walled and illuminated paved patio space.



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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## **Breese House Market Place, Reepham Norwich**

- Grade II listed Mews-style Conversion in the Heart of Historic Reepham
- Spacious and Individual 3-bedroom Character Home
- Thoughtfully Remodelled and Refurbished in Recent Years
- Private Walled Rear Patio Space
- Own Front Door at Street Level

Tenure: Freehold EPC Rating: D

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RPM102898 - 0007

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