



Holmlea, Whitwell Road, Reepham, Norwich NR10 4JT

welcome to

Holmlea Whitwell Road, Reepham Norwich

Spacious family home in a convenient and non-estate setting. Garage and parking with a sizeable garden to the rear. 3 double bedrooms with option for home office or 4th bedroom.



Description

This established older style semi has been sympathetically extended to create a spacious 3/4 bed home. The property hosts a variety of features and leaded finish to the modern double-glazed windows. Features of note include a sizeable garden, integral garage, 23' Living room and 20'2 (Max) Kitchen space. The property is within easy reach of the local school and historic market square.

Entrance Hall

With double doors in arched design opening from the front garden. Natural wood floor, stairway with balustrade leading off, shelved alcove, under stairs cupboard.

Living Room

23' x 11' (7.01m x 3.35m)

With double-glazed front window and double doors opening to the rear conservatory. Formally two rooms now combined to include two fireplaces with one having a solid fuel stove with back boiler. Placed cabinet, fitted cabinet space and book shelving. Door opens to

Kitchen Breakfast Room

20' 2" max x 9' 6" narrowing to 5' 9" (6.15m max x 2.90m narrowing to 1.75m)

With three double-glazed side windows, recessed lighting, tiled floor, fitted range of base and wall units, work surfaces with tiled surrounds and single drainer sink unit. Provision for washing machine and dishwasher, space for Range style cooker, part glazed door opens to

Conservatory

11' 4" x 6' min (3.45m x 1.83m min)

With large windows to three sides, tiled floor, double doors opening out to the rear garden, corner alcove, panelling to lower walls.

Home Office / Bedroom 4

12' 6" x 7' 3" (3.81m x 2.21m)

With double-glazed front window.

First Floor Landings

The stairway divides attractively to access two areas of landing to either side with natural wood doors opening off to other rooms and space to one side for a small study area with a double-glazed rear window.

Bedroom 1

17' 4" x 12' 5" (5.28m x 3.78m)

With double-glazed windows to front and rear giving double aspect and view over the garden, and an arched approach to dressing area, with clothes hanging (and a shower cubicle which is not connected).

Bedroom 2

14' 11" x 10' 6" (4.55m x 3.20m)

With large double-glazed front window, shelved alcove to either side of chimney breast, upper-level display shelving to three walls, step-in wardrobe.

Bedroom 3

11' 10" x 10' 4" (3.61m x 3.15m)

Two wardrobes double-glazed front window overlooking garden, upper-level shelving to three walls.

Bathroom

With double-glazed window, part tiled with double-door airing cupboard, W.C, wash basin and bath.

Outside

To the front the property is set back from the road with a garden arranged for shingled off road parking for three cars and area of lawn. Access to the garage and surprisingly well screened by established hedge and shrubs and trees from the road.

One of the main features of this property is the sizeable garden stretching away to the rear and side. Paved patio terrace near the house has dwarf walling and a stepped approach. There are surfaced pathways and sizeable area of lawn with established

flower and shrub beds and trees, Green house, 3 timber garden sheds, paved and shingled pathway leads to gate from the front with block and timber built workshop. There is an enclosed area for pets adjoining the house and a gardeners cloaks W.C. attached to the rear of the house with wash basin, W.C. and window.

Garage

18' 2" x 8' 8" min (5.54m x 2.64m min)

With double vehicular doors, double-glazed rear window and a personal door opening to the rear garden from a small lobby which also provides access from the kitchen.



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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Holmlea Whitwell Road, Reepham Norwich

- Large Garden
- Non-Estate
- 23' Living Room
- 3 Double Bedrooms
- Home Office / 4th Bedroom

Tenure: Freehold EPC Rating: F

£350,000



Please note the marker reflects the
postcode not the actual property

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