



Monastery Cottages The Moor, Reepham, Norwich NR10 4NL

welcome to

Monastery Cottages The Moor, Reepham Norwich

A Grade II Listed, Period Cottage in an excellent address - Garden, Garage & 2/3 Bedrooms. Located in the sought after Market Town of Reepham, with its amenities to include shops, pubs, Post Office & highly regarded schooling through to 6th Form.



Description

This Period Cottage is Grade II Listed and lies within historic Reepham's Conservation Area - widely held as the best address in town, it feels more like a country lane than anything.

The property offers a cottage garden to rear and a Garage, inside there is 2 Receptions plus a Garden Room which could serve as Bedroom 3 or Home Office. - Main Home? Holiday Home? Take your pick.

Front Sitting Room

11' 1" x 11' 2" extending to 13' 2" (3.38m x 3.40m extending to 4.01m)

With front door entrance, ceiling beams, sash style window. Feature brick fireplace with wood burner & radiator. Door through to Dining Room.

Dining Room

10' 5" x 6' 6" extending to 12' (3.17m x 1.98m extending to 3.66m)

Natural wood doors open to stairs leading off one corner and under stair cupboard, beamed ceiling, radiator & window to rear. Door opens to Kitchen.

Kitchen

10' 1" x 7' (3.07m x 2.13m)

Fitted with a modern range of wall & base units. 'stone' work surface over with 1 1/2 bowl sink unit, tiling surround & slot-in cooker space. 2 beams span the room.

Bathroom

Suite comprising WC, wash basin & bath. Part-tiled, recess with mirror, radiator & window to sideways.

Utility Room

Base cupboard with work surfaces over, spaces for washing machine & small freezer. Beam to ceiling, radiator & electric heater. Part-glazed door to Side Way.

Enclosed Side-Way

With part glazed door to front & rear, double glazed roof, exposed brick work & tiled floor. Door to:

Garden Room

12' 8" x 7' 9" (3.86m x 2.36m)

With double glazed windows to side and rear, with outlook to garden & radiator. Could serve as Guest Bedroom 3 or Home Office.

Small Landing

Doors open off to Bedrooms.

Bedroom One

12' 4" x 8' 10" extending to 11' 5" (3.76m x 2.69m extending to 3.48m)

Curtained wardrobe space with cupboards over, ceiling beams and radiator. Sash style window to front with outlook across meadow & trees.

Bedroom Two

10' x 6' 7" (3.05m x 2.01m)

With ceiling beams, radiator & rear aspect window.

Outside

Cottage style garden extends to the rear with paved pathways & space to sit out. Small lawn area, well-stocked beds & borders, timber garden shed, oil tank, log store & neat conifer hedge aids seclusion.

Shared side access lane leads to your brick & tile-built Garage situated to the rear.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/RPM103681



welcome to

Monastery Cottages The Moor, Reepham Norwich

- Period Cottage in Charming Setting
- 2 Reception Rooms
- 2 First Floor Bedroom
- Garden Room/ Bedroom 3
- Cottage Garden to Rear

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103681



Property Ref:
RPM103681 - 0003

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@williamhbrown.co.uk



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



williamhbrown.co.uk