



**Smugglers Lane, Reepham Norwich NR10 4QT**

**welcome to**

**Smugglers Lane, Reepham Norwich**

A link detached 2 bedroom bungalow, conveniently positioned just out of the town centre and handy for the town's health centre. It features an enclosed garden to the rear, off road parking for small car and NO ONWARD CHAIN, already being vacant.



## Description

Bungalows can be scarce in the Historic Market Town of Reepham and this linked, detached bungalow offers 2 bedrooms and is already vacant, with NO ONWARD CHAIN. Conveniently situated within a ¼ mile of the town's Market Square with its amenities and closer still to the town's Health Centre. To the rear is an enclosed garden and to the front off road parking for a small car. There is double-glazing and an oil-fired heating system.

## Entrance Porch

With double-glazed front door and door opening into

## Living Room

15' 10" max x 12' 1" max ( 4.83m max x 3.68m max )  
With double-glazed front bay window, ornamental fireplace with electric fire. Doors open from kitchen and rear hallway (porch encroaches to one corner of room).

## Kitchen

14' 2" max x 6' 6" max ( 4.32m max x 1.98m max )  
With double-glazed front window, double-glazed outside door and double-glazed window looking to cupboard side area, tiled floor. Oil-fired boiler to one corner. Built in pantry cupboard. Fitted range of base and wall units, work surfaces with tiled surrounds and stainless-steel sink. Space for washing machine, space for slot in cooker space with hood above.

## Rear Hallway

With paneled doors opening off and including shelved linen cupboard. Accessed from the living room and serving the remainder of the accommodation.

## Bedroom 1

13' 1" max x 10' 1" min narrowing to 8' 9" ( 3.99m max x 3.07m min narrowing to 2.67m )  
Double-glazed rear window overlooking garden, mirror fronted wardrobe cupboards.

## Bedroom 2

10' 3" x 7' 6" max ( 3.12m x 2.29m max )  
Double-glazed rear window overlooking garden and built-in wardrobe.

## Bathroom

Double-glazed window, walk in bath, WC, wash basin with unit below and part tiled walls.

## Outside

To the front the property is set behind a small low maintenance area of garden set to stone chipping and shingle approach path and small driveway. To the rear is a mainly lawned garden with shrub beds and borders as well as paved patio space. To the side of the bungalow is a useful covered side area 21' x 7'7" (to pillar) with potential for alternative use subject to local authority regulations and originally believed to have provided a carport.



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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## Smugglers Lane, Reepham Norwich

- Link, Detached Bungalow
- 2 Bedrooms
- Enclosed Rear Garden
- Off Road Parking for Small Car
- Double-Glazing and Oil-Fired Heating

Tenure: Freehold EPC Rating: D

offers in excess of

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103722 - 0003

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