



**Bircham Road, Reepham Norwich NR10 4NQ**



**welcome to**

**Bircham Road, Reepham Norwich**

Well-presented, 4 Bedroom, detached house in established setting offering extended ground floor space, refitted kitchen, stylish glazed stairway, parking, garden and garage.



## Description

Enjoying a well thought of and established residential setting. With an open aspect to the front and no through traffic. It is a 4 bedroom, detached, modern house, with extended ground floor living space. Some nice features throughout, including refitted kitchen and a feature natural wood and glazed stairway and balustrade to landing. It enjoys an enclosed rear garden, parking to the front and an integral garage. The Historic Market Town of Reepham offers a range of amenities and highly regarded schooling through to Sixth Form. Situated aprox. 30min drive from the North Norfolk Coast and 17min drive from Norwich Airport (source AA).

## Entrance Porch

With replacement double-glazed and composite front door and double-glazed window. Double-glazed door opens to

## Hallway

With natural wood and glazed balustrade to stairway and landing above. Under stairs space. Personal door from the integral garage. Natural wood, modern panel doors opening off.

## Lounge

17' 2" x 10' 10" ( 5.23m x 3.30m )  
With large double-glazed front window.

## Kitchen Breakfast Room

14' 9" x 8' 3" ( 4.50m x 2.51m )  
With double-glazed window to rear and double-glazed rear door outside. Refitted range of base and wall units. Featuring quality recycled glass and resin work surfaces to three sides incorporating single drainer sink unit, induction hob/ oven with hood over, with integrated dishwasher and fridge. A further feature is a mobile island unit which can offer breakfast seating for 2 to 4 people depending on position. Tiled floor, recessed lighting, open archway through to

## Dining Room

10' 9" x 8' 4" ( 3.28m x 2.54m )  
With tiled floor and a wide archway through to the extended garden room

## Garden Room

10' 9" x 8' 5" ( 3.28m x 2.57m )  
With double-glazed rear window and double-glazed doors opening out to the rear garden. Tiled floor.

## Cloak Room

With double-glazed window. Refitted with back-to-wall wc with built in storage surround, wash basin with vanity unit below and illuminated mirror unit above. Extractor fan.

## First Floor Landing

L shaped layout with natural wood and glazed balustrade to stairwell, natural wood panel doors opening off, including airing cupboard with replacement pressurised hot water cylinder.

## Bedroom 1

14' 2" x 13' 5" ( 4.32m x 4.09m )  
With large double-glazed front window.

## Bedroom 2

14' 8" x 8' 8" ( 4.47m x 2.64m )  
With large double-glazed rear window and built-in corner cupboard.

## Bedroom 3

11' 8" max x 11' 2" max ( 3.56m max x 3.40m max )  
With large double-glazed rear window (one corner truncated by a corner of the landing.)

## Bedroom 4

12' 4" x 7' 1" ( 3.76m x 2.16m )  
With large-double glazed front window, built-in corner cupboard.

## Bathroom

Recently refitted with wash hand basin and vanity unit below, illuminated Pebble Grey mirror unit above; rain shower with separate hand held unit over bath. Double-glazed window, tiling to walls and

floor, chrome towel radiator, recessed lighting, extractor vent.

## Outside

To the front the property is set behind a lawned garden and has driveway parking for 3 cars in front of the integral garage.

## Garage

18' 5" x 9' max ( 5.61m x 2.74m max )  
With automatic, roller door, power and light, 2 small double-glazed windows, access door from hallway, plumbing for washing machine, water softener and oil-fired boiler.

## Rear Garden

The garden extends to the rear with concrete surfaced patio area accessed from the kitchen and garden room doors. There is a recently installed electric awning which extends over the patio area. A paved pathway leads off into the garden and side path has a gate leading from the front. Mainly lawned and with a variety of beds and borders. Timber garden shed/ workshop.



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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## **Bircham Road, Reepham Norwich**

- 4 Bedroom detached house
- Extended ground floor living space
- Refitted kitchen
- Parking and integral garage
- Oil fired heating and double glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103776 - 0006

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