



**Overton Way, Reepham, Norwich, NR10 4FG**



**welcome to**

**Overton Way, Reepham, Norwich**

Spacious 4 bedroom, modern house in the popular market town of Reepham with accommodation over 3 floors adjoining and overlooking open field.



## Description

This modern, 3 storey home offers roomy accommodation with 3 bedrooms to first floor and a feature Master Bedroom/ Bed sitting room with en-suite to top floor. Views to open field. Garage and space to park, oil-fired heating and double glazing. The Historic Market Town of Reepham offers a range of amenities and schooling through to Sixth Form. Approximately 30 minutes from Coast and 20 minutes from Norwich Airport. NO ONWARD CHAIN!

## Canopied Entrance Porch

With panelled front door to;

## Hallway

With balustrade stairway leading off, understairs cupboard and white panelled doors.

## Cloakroom

With WC, wash basin and extractor.

## Kitchen / Dining Room

14' 6" x 12' 9" max narrowing to 9' min (4.42m x 3.89m max narrowing to 2.74m min)

With 3 double glazed windows to the front bay feature. Tiled floor, recessed lighting, fitted range of base and wall units. Work surfaces have tiled surrounds and incorporate electric hob/oven with stainless steel hood above and stainless steel sink. Appliances include fridge/freezer, dishwasher and there is space for a washing machine.

## Lounge

19' 4" x 9' 10" (5.89m x 3.00m)

With double glazed window and double glazed doors opening out to the rear garden.

## First Floor

With double glazed front window, white panelled doors opening off, including airing cupboard.

Balustrade to stairwell and stairs leading onto the top floor.

## Bedroom One

12' 2" x 7' (3.71m x 2.13m)

With double glazed rear window overlooking garden to adjoining field.

## Bathroom

With double glazed window, extractor, WC, bath with mixer shower tap and wash basin with unit below.

## Bedroom Two

8' 10" x 8' 8" (2.69m x 2.64m)

With double glazed window overlooking garden to adjoining field.

## Bedroom Three

12' 6" x 8' 4" (3.81m x 2.54m)

With a double glazed front window looking to open field.

## Top Floor

## Master Bedroom

15' 2" x 11' 8" (4.62m x 3.56m)

Enjoying double glazed window to front dormer with sections of sloped ceiling to either side, eaves access and double door wardrobe with further eaves access, vaulted ceiling design, door to;

## En-Suite

With double glazed rear window, units surround to WC and inset wash basin. Shower cubicle, shaver strip light and extractor.

## Outside

Brick paved driveway approach to your garage with open planned lawned garden beyond. Paving approach path to front door and leading onto the side to access the rear.

To the rear the garden is laid mainly to lawn with paved patio adjoining the house and flower & shrub beds. Oil storage tank.



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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## **Overton Way, Reepham, Norwich**

- NO ONWARD CHAIN
- 3 Floors of Accommodation
- Spacious En-Suite Master Bedroom/Sitting Room to Top Floor
- 3 Further Bedrooms
- Kitchen/Diner with Front Bay Window
- Garage & Garden
- Oil-Fired Heating & Double Glazing
- Cloaks WC & Family Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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