









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.

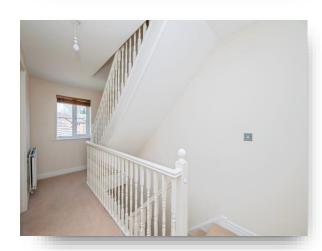












Description

This modern, 3 storey home offers roomy accommodation with 3 bedrooms to first floor and a feature Master Bedroom/ Bed sitting room with ensuite 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 form 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

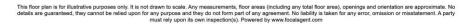
With double glazed rear window, units surround to WC and inset wash basin. Shower cubicle, shaver strip light and extractor.

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.









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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

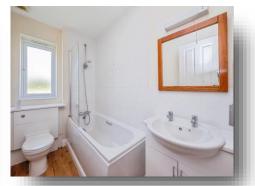
Tenure: Freehold EPC Rating: C

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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Property Ref: RPM103731 - 0004 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.





01603 873208



Reepham@williamhbrown.co.uk



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



williamhbrown.co.uk

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