



Smugglers Lane, Reepham Norwich NR10 4QT

welcome to

Smugglers Lane, Reepham Norwich

A well-presented bungalow with sheltered rear garden. Handy for amenities and featuring a stylish, modern kitchen, large hobby room, benefiting from electric heating and double-glazing and with NO ONWARD CHAIN!



Description

This 2 bedroom bungalow is situated within ½ mile of the Historic Town Centre in this popular market town and with tennis courts and doctors surgery closer still. It features an enclosed and sheltered garden to the rear, stylish, modern kitchen breakfast room and is offered with NO ONWARD CHAIN!

Entrance Porch

With modern front door with small glazed panel and door opening to

Living Room

16' x 12' max (4.88m x 3.66m max)
With double-glazed front window.

Kitchen Breakfast Room

With double-glazed front and side window, modern range of fitted base and wall units with natural wood work surface to three sides, including sink unit. Peninsula style base units and breakfast bar, electric hob /oven with hood over, recessed lighting.

Hobby Room

19' 2" x 7' 8" (5.84m x 2.34m)
With double-glazed window and door to front and rear. Work surface with base cupboard and plumbing for washing machine.

Rear Hallway

Accessed from the living room with doors leading off to main rooms and airing cupboard.

Bedroom 1

12' 10" x 9' (3.91m x 2.74m)
With double-glazed rear window.

Bedroom 2

10' 3" x 9' 11" max extending to 7' 8" min (3.12m x 3.02m max extending to 2.34m min)
With double-glazed rear window, corner alcove.

Shower Room

With double-glazed window, WC, wash basin, large shower cubicle, chrome towel radiator, recessed lighting.

Outside

Shingled for ease of maintenance to the front with surfaced driveway for parking. To the rear is a decent size and enclosed garden laid mainly to lawn.

* Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



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



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welcome to

Smugglers Lane, Reepham Norwich

- 2 Bedroom Bungalow
- Sheltered Rear Garden
- Large Hobby Room
- Double-Glazing & Electric Heating
- Convenient for Amenities

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103795 - 0002

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