



Hill Cottage, The Moor, Reepham, Norwich, NR10 4NL

welcome to

Hill Cottage, The Moor, Reepham, Norwich

A 4 Bedroom, 2 Reception Room older style Semi-Detached House in an excellent & established residential setting with sizeable rear garden, Summer House, parking & Garage.



Description

Enjoying a lovely setting within Reepham's Conservation Area, this older style Semi offers well-presented 4 Bedroom accommodation with the benefit of a Sitting Room & a Summer Lounge - with its outlook to your sizable and well-tended garden to the rear. There is a large Summer House building in the rear garden, small outbuilding store, parking off-road & your own Garage. The property is well situated for a variety of walks and access to the nearby Marriott's Way cycle and footpath.

The historic market town of Reepham has a range of eateries & other amenities, along with highly regarded schooling through to Sixth Form. Also renowned for its picture postcard market square with some fine period & listed buildings around it.

The town lies approximately 30 minutes from Coast, City, Airport & Norfolk Broads.

Side Entrance Porch

Double glazed window and double glazed entrance door from rear garden, tiling to floor and latch door to Cloakroom.

Cloakroom

Suite comprising WC & wash basin. Part panelled, shelved & louvre fronted cupboard, tiled flooring and double glazed window.

Summer Lounge

12' 9" x 10' 7" (3.89m x 3.23m)

Double glazed double doors opening to and overlooking the garden stretching away to the rear and opening out to patio. Balustrade stairway leading off and doors to Sitting Room & Kitchen.

Sitting Room

13' 10" x 9' 11" (4.22m x 3.02m)

2 large front aspect double glazed windows, brickwork & painted tile fireplace with wood burner and an alcove either side.

Kitchen

10' 1" x 10' (3.07m x 3.05m)

Fitted with a range of wall & base units to 3 sides of the room offering work surfaces with tiled surround and stainless steel sink. Electric oven, electric hob with glass & stainless steel cooker hood over and plumbing for washing machine. Large double glazed window and an understairs cupboard.

First Floor Landing

Natural wood latch doors lead to Bedrooms & Bathroom and there is a front aspect double glazed window.

Bedroom One

12' 8" x 10' (3.86m x 3.05m)

Natural wood door to airing cupboard and large rear double glazed window overlooking garden.

Bedroom Two

11' 5" x 8' (3.48m x 2.44m)

Large front aspect double glazed window.

Bedroom Three

8' 7" x 7' 6" (2.62m x 2.29m)

Large front aspect double glazed window.

Bedroom Four

8' 4" x 7' 6" (2.54m x 2.29m)

Large front aspect double glazed window overlooking thatched cottage opposite.

Bathroom

Modern & re-fitted suite comprising unit surround with inset wash basin & WC and useful storage space, bath with shower over. Part-tiled, chrome finish towel radiator, decorated floorboards and large double glazed window.

Outside

The garden here will be a main attraction. Stretching away to the rear with patio adjoining the house and lawn beyond, with flower and shrub bed borders. There is a pan-tiled tool garden shed outbuilding and a fine Summer House measuring 12'3" x 9'8" max 5' min, with 2 double glazed windows and double doors, laminate flooring, power and light and a section of veranda sitting area outside. A driveway leads from the road and offers parking in front of your Garage which has power & light connected.



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Hill Cottage, The Moor, Reepham, Norwich

- Established & Well-Presented Semi-Detached House
- 4 Bedrooms & 2 Reception Rooms
- Attractive Garden to Rear with Large Summer House
- Driveway Parking & Garage
- Oil Fired Heating & Double Glazing
- Access to very pleasant walks nearby
- Conservation Area Setting within this Historic Market Town
- Approximately 30 minutes to Coast, City & Broad

Tenure: Freehold EPC Rating: D

Council Tax Band: B



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

£375,000



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