









## 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 and 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 offroad & 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& pamment 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.

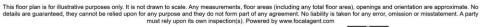
#### **Bathroom**

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.









### welcome to

# 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 & Broads

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£365,000









postcode not the actual property

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