



Abbs Close, Reepham, Norwich, NR10 4FR

welcome to

Abbs Close, Reepham, Norwich

This is a bit special - We sold it to the current owner when new. We think it will have something of a niche market, tucked away, convenient, stylish & spacious with 3 bedrooms garage and parking.



Description

This is the first house to be re-sold in this small and tucked away development. Convenient for town centre market place and schools. Stylish modern three bedroom semi-detached house next to the towns bowling green with many features including natural wood flooring and doors, natural wood and glass balustrade to stairway and landing. The main bedroom has an en-suite, there is a ground floor cloakroom, sizeable utility room and the benefits of double glazed windows, air source heating plus NO ONWARD CHAIN.

Entrance Hall

14' 5" x 6' 4" max (4.39m x 1.93m max)

Generous proportion with natural wood flooring and natural wood and glass balustrade stairway. Part double glazed front door and useful understairs space.

Lounge

14' 6" x 10' 4" (4.42m x 3.15m)

Recess lighting and double glazed window to the front.

Kitchen / Dining Room

22' 10" x 9' 8" (6.96m x 2.95m)

with fitted range of wall and base units, stone work surfaces with sink unit, Wide double glazed patio door overlooks rear garden and opens to patio. Appliances include - electric oven and hob, hood above, dishwasher, fridge/freezer. Natural wood flooring and understairs cupboard. door to

Utility Room

7' x 5' 10" (2.13m x 1.78m)

Fitted base cupboards with surfaces over, washing machine and double glazed side window overlooking bowling green. Door to

Cloakroom

WC, extractor, wash hand basin and double glazed window.

Landing

9' x 11' (2.74m x 3.35m)

Natural wood and glass balustrade alongside stairwell, natural wood doors leading off to rooms and a cupboard housing hot water cylinder.

Bedroom One

12' x 10' 5" (3.66m x 3.17m)

High sloped ceiling, natural wood door opening to en suite and double glazed window to the front.

En Suite

Suite comprising shower cubicle, WC, wash hand basin with unit below, heated towel radiator and extractor.

Bedroom Two

11' 5" x 9' 7" (3.48m x 2.92m)

High sloped ceiling, with roof light window. and feature arch design double glazed window

Bedroom Three

10' 4" x 8' 6" (3.15m x 2.59m)

High level sloped ceiling and 4 section roof light & window feature.

Bathroom

Suite comprising bath with mixer tap with double shower, WC, wash hand basin with unit below, heated towel radiator extractor

Outside

Open plan layout to the front of the development with block paved shared approached driveway to allocated parking & your own garage. Small garden bed with bark in front of the house. Side path and gate lead around to the rear. To the rear, paved patio adjoins two sides of the property and beyond this is a lawned garden. Air source heating unit.



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

Abbs Close, Reepham, Norwich

- Stylish Modern Semi-Detached House
- No Onward Chain
- Tucked Away & Convenient Setting
- Garage and Parking
- Next to town Bowling Green
- Three Bedrooms (Main with En-suite)
- Kitchen/Dining Room
- Utility & Cloakroom

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103862 - 0002

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