



Old Court House Park Lane, Reepham, NR10 4JZ

welcome to

Old Court House Park Lane, Reepham Norwich

We are pleased to offer this single storey character home for sale, boasting a wealth of features, combining with modern amenities, located in this historic town approximately a 30 minutes' drive from the coast. Offering 3 bedrooms, all en suite and a 24'7" vaulted living room!



Description

'Old Court House' as the name suggests is a period property, with a wealth of features and a varied history, only a dwelling in recent years is set on the edge of the well-served, historic market town of Reepham.

This well-presented property offers 3 bedrooms, all boasting en suite facilities and features an impressive 24'7" living room with nearly a 12' high vaulted ceiling. Externally, the property provides a garden, rear patio courtyard and off-road parking.

An internal inspection is essential to fully appreciate the features & accommodation offered for sale.

Reception Lobby

External entrance door opening to the front aspect with double glazed arched window above, Quarry tiled flooring, door opening to the kitchen, feature leaded glass panel to door opening to the living room, further door opening to:

W.C

Suite comprising low level W.C and hand wash basin, electric radiator, Quarry tiled flooring, extractor fan, double glazed window to the front aspect.

Kitchen / Breakfast Room

12' 3" x 10' 7" max (3.73m x 3.23m max)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink unit, tiled surrounds, fitted electric oven and hob with cooker hood over, plumbing for dishwasher, two-seat breakfast bar, high vaulted ceiling, double glazed window to the side aspect, double glazed external entrance door opening to the courtyard.

Utility Room (L Shaped)

Fitted work surfaces and shelving, plumbing for washing machine, airing cupboard, double glazed window to the rear aspect, further skylight window.

Lounge / Dining Room

24' 7" x 15' 2" (7.49m x 4.62m)

High vaulted ceiling with cornice and tie bars, natural wooden flooring, multi-fuel burning stove, two electric radiators, three double glazed windows to the front aspect.

Inner Hall

Skylight window, door opening to the en suite and to:

Master Bedroom

11' x 10' 2" min (3.35m x 3.10m min)

Walk-in wardrobe, electric radiator, high ceiling with recessed lighting, corner alcove, double glazed windows to the side and front aspects.

En Suite Bathroom

Suite comprising low level W.C, hand wash basin and bath with shower over, part tiled walls, extractor fan, electric radiator, two double glazed windows to the rear aspect.

Bedroom 2

11' 9" max x 10' max (3.58m max x 3.05m max)

Built-in double wardrobes, electric radiator, recessed lighting, double glazed windows to the front and side aspects.

En Suite Shower Room

Suite comprising low level W.C, hand wash basin and corner shower cubicle, recessed lighting, chrome heated towel rail, extractor fan.

Bedroom 3

Electric radiator, recessed lighting, two double glazed windows, double glazed external entrance door opening to the courtyard.

En Suite Shower Room

Suite comprising low level W.C, hand wash basin and shower cubicle, recessed lighting, further strip light over hand wash basin, chrome heated towel rail, extractor fan.

Outside

To the front of the property there is a shingle driveway providing off-road parking. The remainder of the front garden is laid mainly to lawn and continues to one side with flower and vegetable beds, patio area and a paved pathway. A hedge aids seclusion to the occupants.

The enclosed rear courtyard garden is paved for ease of maintenance with a side pathway and gated access.



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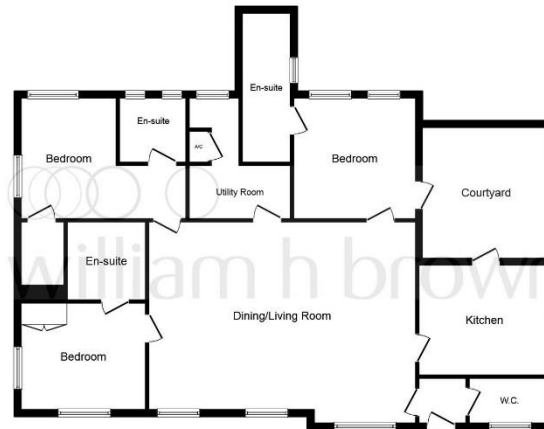
Old Court House Park Lane, Reepham Norwich

- Period home with character features
- 3 en suite bedrooms
- 24'7 living room with high vaulted ceiling
- Modern electric heating & double glazing
- Gardens & patio courtyard to the rear
- Off-road parking
- Handy for North Norfolk coast & Norwich

Tenure: Freehold EPC Rating: F

offers in excess of

£325,000



Floor Plan

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). Plan produced for William H Brown, Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM102736 - 0010

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