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The Stirlings
Station Road
Reepham



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The Stirlings, 24 Station Road, Reepham, NR10 4LJ

PORCH

With door from the front aspect, further door to reception hall.

RECEPTION HALL

This generous reception hall has stairs, with storage under to the first floor. Further fitted cloaks cupboard, doors to the sitting room, dining room, kitchen and utility room. A large stained-glass double-glazed window to the front aspect allows for plenty of natural light.

CLOAKROOM

With wc and hand wash basin.

SITTING ROOM

A well-proportioned room with windows to both front and rear aspects, a focal point is provided by an exposed chimney breast with raised, tiled hearth. Attractive wood effect flooring continues, through a brick lined archway to the dining room.

DINING ROOM

This lovely formal dining room has double doors from the reception hall and glazed double doors into the garden room.

KITCHEN

A generous kitchen featuring wooden drawer and cupboard units with contrasting work surfaces and inset sink having a mixer tap. A 'dresser' unit provides further storage and incorporates glazed display cabinets and plate rack. A central island with solid wood worksurface incorporates further storage, wine rack and vegetable baskets as well as a breakfast bar. There is space for a range cooker with hood over. The kitchen features a partially vaulted ceiling with 'cathedral' window overlooking the rear garden. Bi-fold doors lead the garden room.







GARDEN ROOM

Spacious double glazed garden room with vaulted, glazed roof. This lovely extra living space offers views over the rear garden and has double doors opening into the garden. Tiled floor, radiator.



UTILITY ROOM

Fitted with further storage, sink unit and larder. There is a plumbing for a washing machine. A door opens to the office.

OFFICE

Ideal for those working from home, with fitted storage and door out to the side aspect.



LANDING

A wide, partly galleried, landing with window to the front aspect, access to loft and fitted storage cupboards.

BEDROOM 1

This generous double bedroom has windows to two aspects. Door to dressing room with fitted wardrobes, with a further door to the en-suite.

EN-SUITE

With suite comprising bath with shower in oversize cubicle alongside, wc and vanity hand wash basin with storage under. A second door opens to the landing.

BEDROOM 2

With window to the rear. Overlooking the garden.

BEDROOM 3

With window to the rear aspect, fitted storage.

BEDROOM 4

A fourth double bedroom with window to the front aspect and fitted storage.

BATHROOM

A large bathroom with freestanding roll top bath, bidet, wc and vanity hand wash basin.





EXTERNAL

The property is approached from the road onto a block paved drive, which provides parking and gives access to the double bay cart lodge, and garage which has an up and over door. A gate leads to the front garden, and there is access through the cart lodge to the rear garden. There is also a door into the office from the drive.

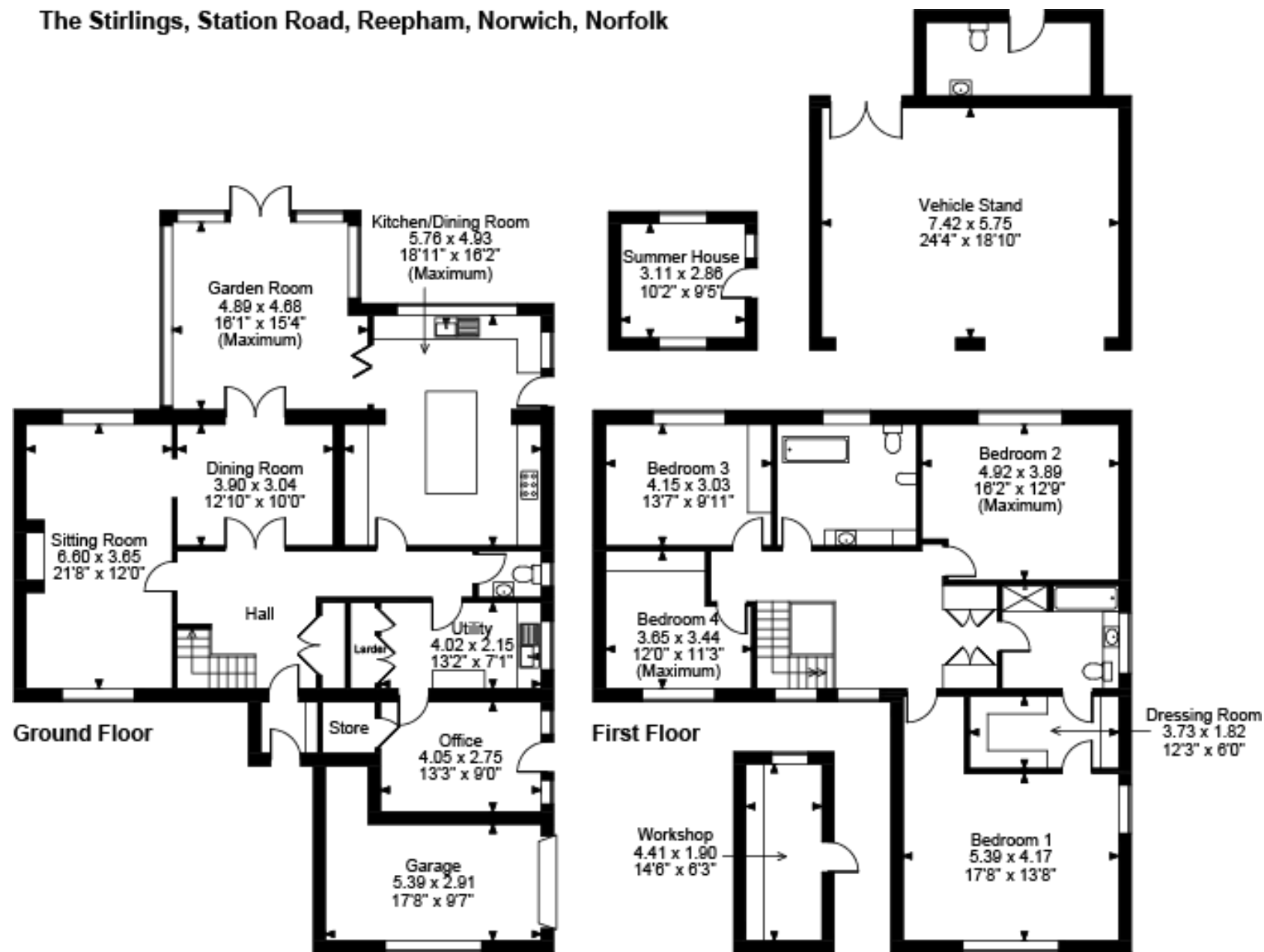


The front garden, which is enclosed by a brick wall, is laid to a wide lawn with mature shrub borders and beds. Also within the front garden is an ornamental pond and summerhouse.

To the rear the garden is enclosed by a brick walls and fencing and features a paved terrace adjoining the house, having raised beds separating the terrace from the remainder of the garden. This garden is again lawned with mature central shrub bed, featuring a lovely specimen tree. Also to the rear of the property is the swimming pool, screened from the garden by a brick wall. The pool is heated via an air source heat pump and has a block paved surround.



The Stirlings, Station Road, Reepham, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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This impressive, spacious detached house stands in enclosed gardens, complete with a heated swimming pool, only a short distance from Reepham Market Place. The ground floor accommodation includes a generous reception hall, impressive kitchen, garden room, sitting room and separate dining room. Additionally, there is a good size office. On the first floor there are four double bedrooms, with the principal bedroom having a dressing room and en-suite bathroom. Externally the good-sized gardens walled gardens include areas of lawn, sun terrace, heated swimming pool, summerhouse and workshop. The property stands only a short distance from the marketplace in the ever-popular town of Reepham. The town is well known for its range of local shopping facilities, as well as the primary school and secondary school with adjoining sixth form college. The town further benefits from a number of cafes, two public houses and the Dial House Restaurant. The county capital, Norwich, Norfolk Broads, and north Norfolk coast are within driving distance.

EPC Rating: D
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
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