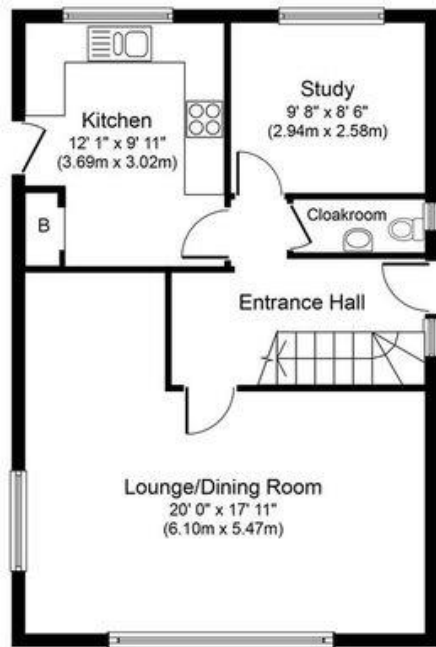


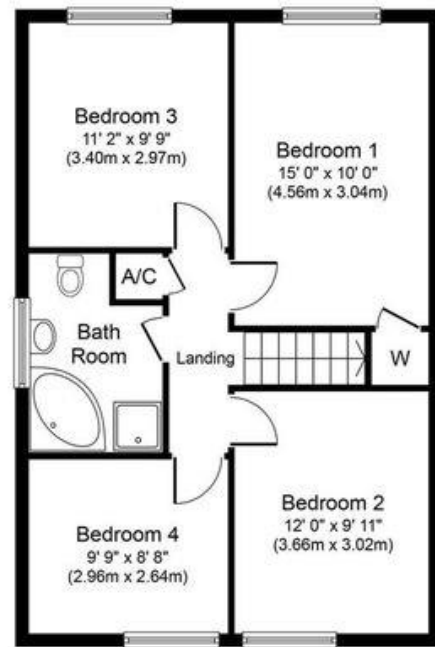


ICONIC
ESTATE AGENTS

Ollands Road, Reepham
Guide Price £350,000 - £375,000 Freehold



Ground Floor
Approximate Floor Area
604 sq. ft.
(56.1 sq. m.)



First Floor
Approximate Floor Area
604 sq. ft.
(56.1 sq. m.)



Garage
Approximate Floor Area
156 sq. ft.
(14.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Spacious Detached Family Home
- Entrance Hallway With Cloakroom
- Four Bedrooms
- Fitted Kitchen
- Lounge/Dining Room

- Study
- Four Piece Family Bathroom Suite
- Private Enclosed Rear Garden
- Garage & Ample Driveway
- EPC Rating E / Council Tax Band E

Description

Iconic are pleased to bring to the market this four bedroom detached family home in the beautiful market town of Reepham.

Offering ample accommodation throughout, this great property is offered in good condition and early viewing is advised.

The accommodation comprises of an entrance hallway with stairs which rise to the first floor, a downstairs cloakroom and further doors which lead to all rooms. The sitting/dining room is L-shaped with a maximum length of just over 20'. There is also a fitted kitchen with ample space for a small table and a study which could be utilised as another dining space or snug. To the first floor there are four good sized bedrooms and a family bathroom with a four piece suite.

Outside

To the outside there is a generous driveway to the front aspect which is enclosed and gives access to the single garage which measures 17'2" x 9'1".

To the rear there is a private garden which is mainly laid to lawn with separate patio area.

Location

Reepham is a market town surrounded by stunning countryside between the Wensum & Bure Valleys. There are various shops, a 16th Century Public House and various other places to eat. There is easy access to Marriotts Way which is perfect for walking and bike riding.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax D

Tenure

Freehold

Directions

Head out of Norwich on the Reepham Road continuing onto Norwich Road as you approach Reepham. Turn right into The Moor and follow the road round to the left which becomes New Road. Turn left onto Ollands Road where the property can be found indicated by our For Sale Board.

