



53 Station Road

£450,000

A re-furbished and extended three double-bedroom detached bungalow situated in the heart of the sought-after market town of Reepham. This property is currently going through an entire refurbishment and is scheduled to be completed by the end of July 2024.

The property has been extended to add a spacious kitchen/dining/family room, the kitchen will feature modern grey high gloss units with a range of integrated appliances including a washing machine, dish washer, fridge/freezer, electric hob and high-level double oven, plus a installed skylight to keep the room bright and airy. The property will also benefit from oak doors and flooring to be laid throughout.

The bedrooms are all double in size, with bedroom one being complemented with an en-suite shower room, plus a four-piece bathroom suite to service the other bedrooms.

Outside to the front, the curb has been dropped and a long shingle laid driveway to be completed, providing off-street parking for several vehicles. There will also be a laid grass area. To the rear, the garden will feature laid patio leading to laid to lawn grass, with side access also being available.

As for utilities and services, the property is on mains drainage. There is a brand new central heating system consisting of underfloor heating via an air source heat pump, along with a full re-wire and brand-new double-glazed windows.



Situation

Reepham is an extremely popular Broadland market town located approximately 14 miles from Norwich City centre. Reepham boasts a wealth of interesting character buildings, with the Market Place creating a focal point in the town. There is an excellent variety of local shops, renowned Dial House hotel and restaurant, The King's Arms and The Crown public houses, secondary school and sixth form college, along with many other amenities. The delightful North Norfolk coast is also just a short drive away.

Directions

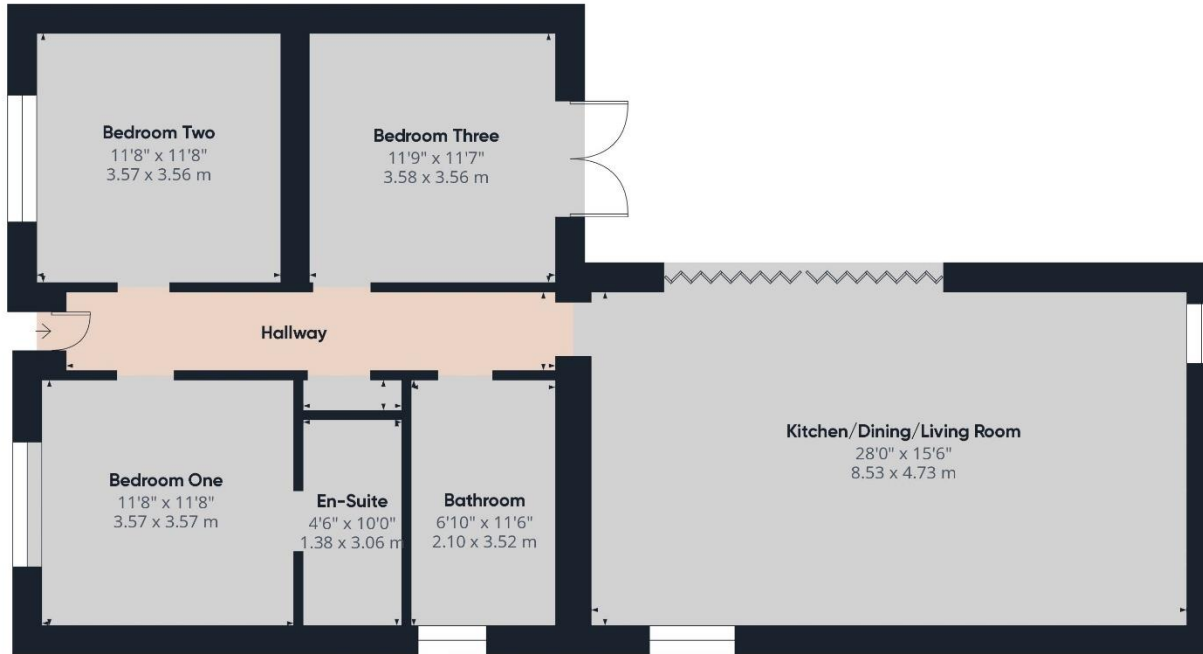
From Reepham Market Place, take the right turning (next to V's Cafe) onto Station Road. Proceed along where the property will be found on the left hand side clearly identified by Parsons and Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0098.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



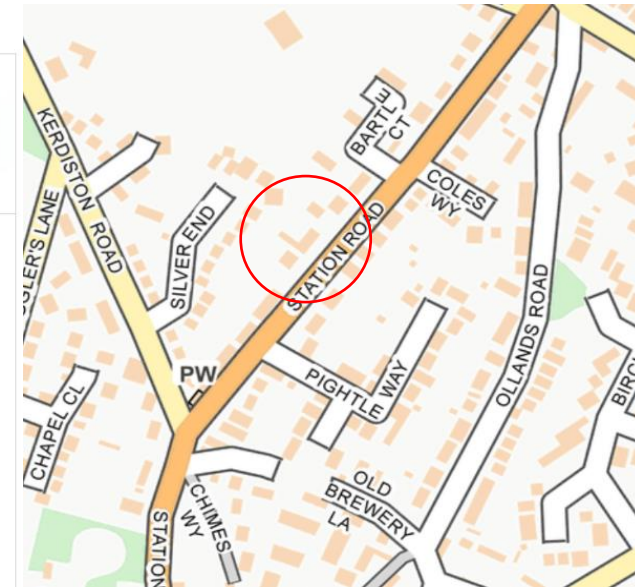


Approximate total area⁽¹⁾
1091.6 ft²
101.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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