



## 29 Wood Dalling Road

**Guide Price £300,000 - £325,000**

This extended semi-detached chalet bungalow offers spacious accommodation and is situated on the outskirts of Reepham enjoying views across paddocks and the countryside.

From the glazed porch, you enter the entrance hall where you will find two double bedrooms overlooking the front garden. The living room provides access to the inner hallway where bedroom three can be found and the stairs taking you to the first floor which is bedroom four.

Downstairs, there is a four-piece bathroom and an inner hallway takes you through to the fitted kitchen with breakfast bar and the conservatory is large enough for a dining table and sofas to sit and enjoy the view of the garden.

To the front of the property is a good sized garden providing ample off road parking with a side gate allowing access to the garage which has doors to the front, personal door to side, electrics and an inspection pit.

The rear garden is enclosed and has a patio seating area together with lawn. The summer house outbuilding has electricity and is an ideal space for entertaining.

### Services

Oil central heating. Mains water, drainage, and electricity are connected.



## 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 Head 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

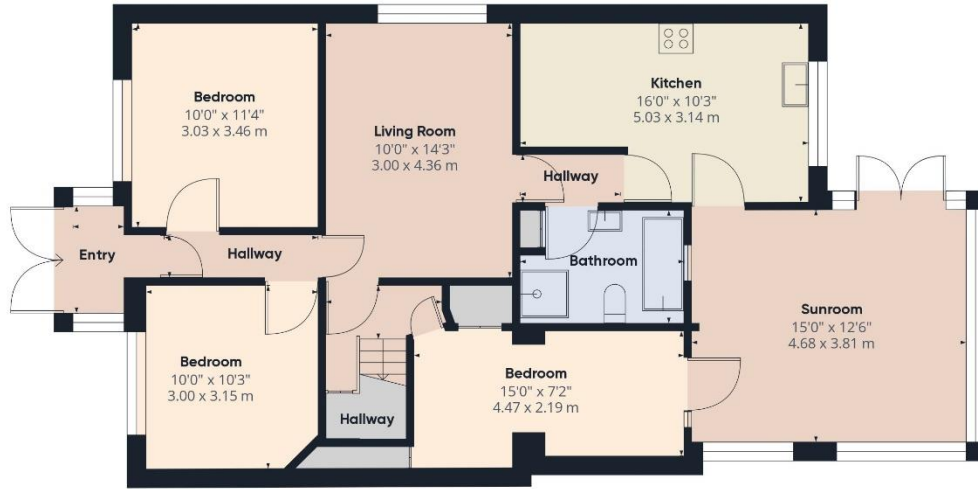
To find the property from Reepham Market Place, take the right turning (before V's Cafe) onto the B1145. Proceed past the Co-op and take the left hand turning onto Wood Dalling Road where the property will be found on the right hand side.

**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 AR0118.

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 their 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.





Ground Floor Building 1



Floor 1 Building 1



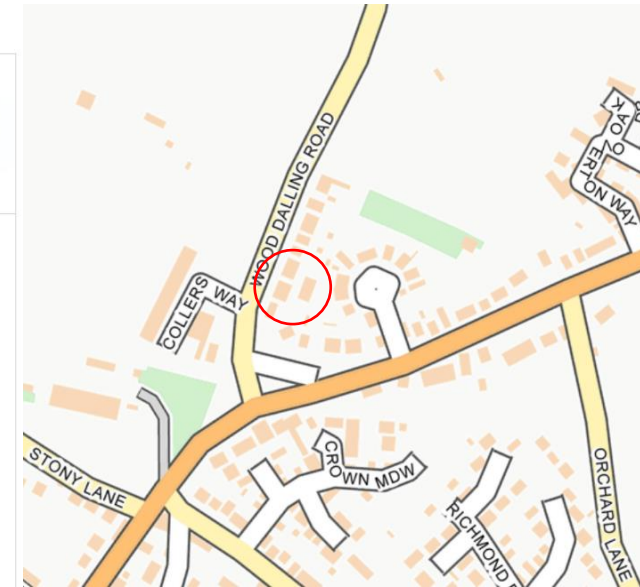
Approximate total area<sup>(1)</sup>  
 1212.12 ft<sup>2</sup>  
 112.61 m<sup>2</sup>  
 Reduced headroom  
 60.71 ft<sup>2</sup>  
 5.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 23                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Dereham Office

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