



8 Pightle Way

Guide Price: £350,000-£365,000

This detached bungalow offers spacious accommodation and is located within walking distance of Reepham Market Place.

The entrance porch to the front provides access to the inner hallway with storage cupboards. The lounge is open to the dining area and has a bay window overlooking the front garden and French doors into the conservatory. The kitchen has fitted base and wall cupboards with space for appliances and a further door into the conservatory. The conservatory overlooks the rear garden with French doors to the patio area.

From the inner hallway, there is the main bedroom with an opening into the dressing room with sink (which was bedroom 3) and another double bedroom. These are serviced by a four-piece bathroom and a sperate toilet.

Outside, the property sits on a corner plot with a lawned front garden and driveway providing off road parking leading to the garage. The rear garden is enclosed and laid to lawn with pond and mature shrubs/trees, together with a patio area to enjoy the South-West facing garden.

Services

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



Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

Directions

To find the property leave Reepham Market Place heading towards Bawdeswell and immediately turn right near V's Cafe onto Station Road. Continue along and take the second turning on the right, where the property will be found on the right hand side clearly marked by our 'For Sale' board for ease of identification.

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 AR0190.

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.





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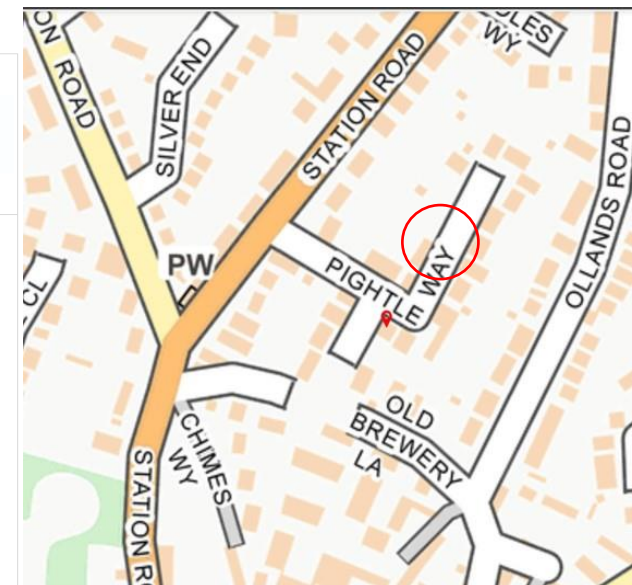
Approximate total area⁽¹⁾
1101.47 ft²
102.33 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 59 | 80 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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