



28 Smugglers Lane

O.I.E.O. £300,000

This family home is located in a non-estate position within the popular Market Town of Reepham and enjoys countryside views.

From the entrance hall, you enter the lounge with open fire and opening through to the dining room. There is a ground floor cloakroom and the converted garage now provides an office which could be used as another reception room/play room or downstairs 4th bedroom. The fitted kitchen leads through to the conservatory which overlooks the rear garden.

On the first floor, the landing provides access to three bedrooms, all double in size and two with built-in cupboards. There is also a family bathroom on this floor.

Outside, to the front of the property is a lawned garden and gravel driveway providing off road parking. There is a side gate which leads to the rear garden which is laid to lawn with two sheds, greenhouse and patio seating area.

Services

Oil central heating. Mains water, electricity and drainage 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

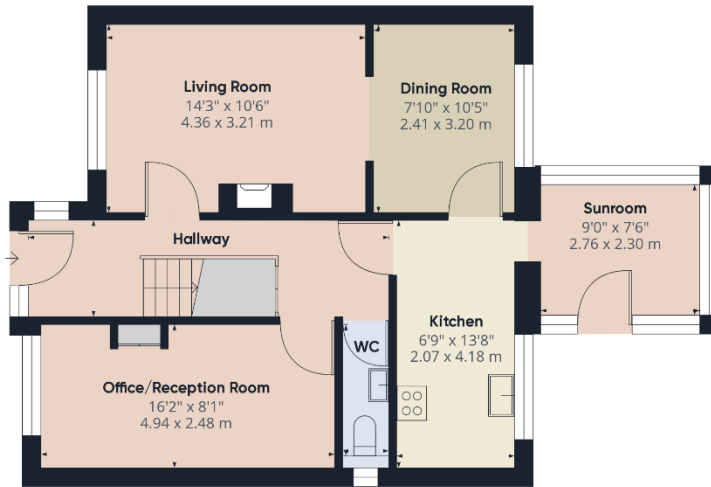
To find the property leave Reepham Market Place on the Dereham Road and then take the right hand turning into Smugglers Lane. Proceed past the doctors surgery where the house will be found after a short distance on the right hand side clearly marked by Parsons 'For Sale' board.

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

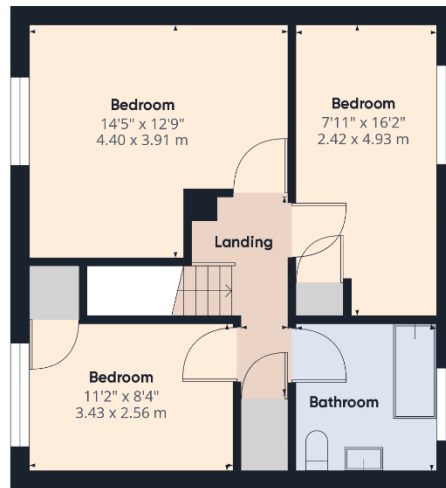
This property is being marketed by our Reepham office and the property reference is AR0163.

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.





Ground Floor



Floor 1

PARSONS
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Approximate total area^m

1171.65 ft²

108.85 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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