



1 Chapel Close

Offers In Excess Of £240,000

A spacious two-bedroom semi-detached bungalow situated in the sought-after market town of Reepham.

The property uniquely offers additional living space via an extended kitchen making this home ideal for those looking to downsize.

As you enter the front door, this brings you to a small lobby leading to a cosy living room overlooking the front garden, adjacent is a fantastic open-plan fitted kitchen with dining area, this benefits from a range of fitted units at base and eye level, roll edge worktop and breakfast bar; this opens to a conservatory with patio doors to garden.

Further on, are the two bedrooms comprising of one single and one double, of which are serviced by a shower room suite.

Outside, to the front, is an off-street parking space via a driveway and a fenced garden area with laid to lawn grass; this area could be made into additional parking.

To the rear, is a private garden with laid grass, surround shrubs and shed.

The property is offered with no onward chain.



Services

Electric heating. Mains water, drainage and electricity are connected.

Situation

Reepham is a very popular small market town with excellent local shops, renowned secondary school and sixth form college together with many other amenities. The delightful North Norfolk coast and the market town of Holt are within easy driving distance.

Directions

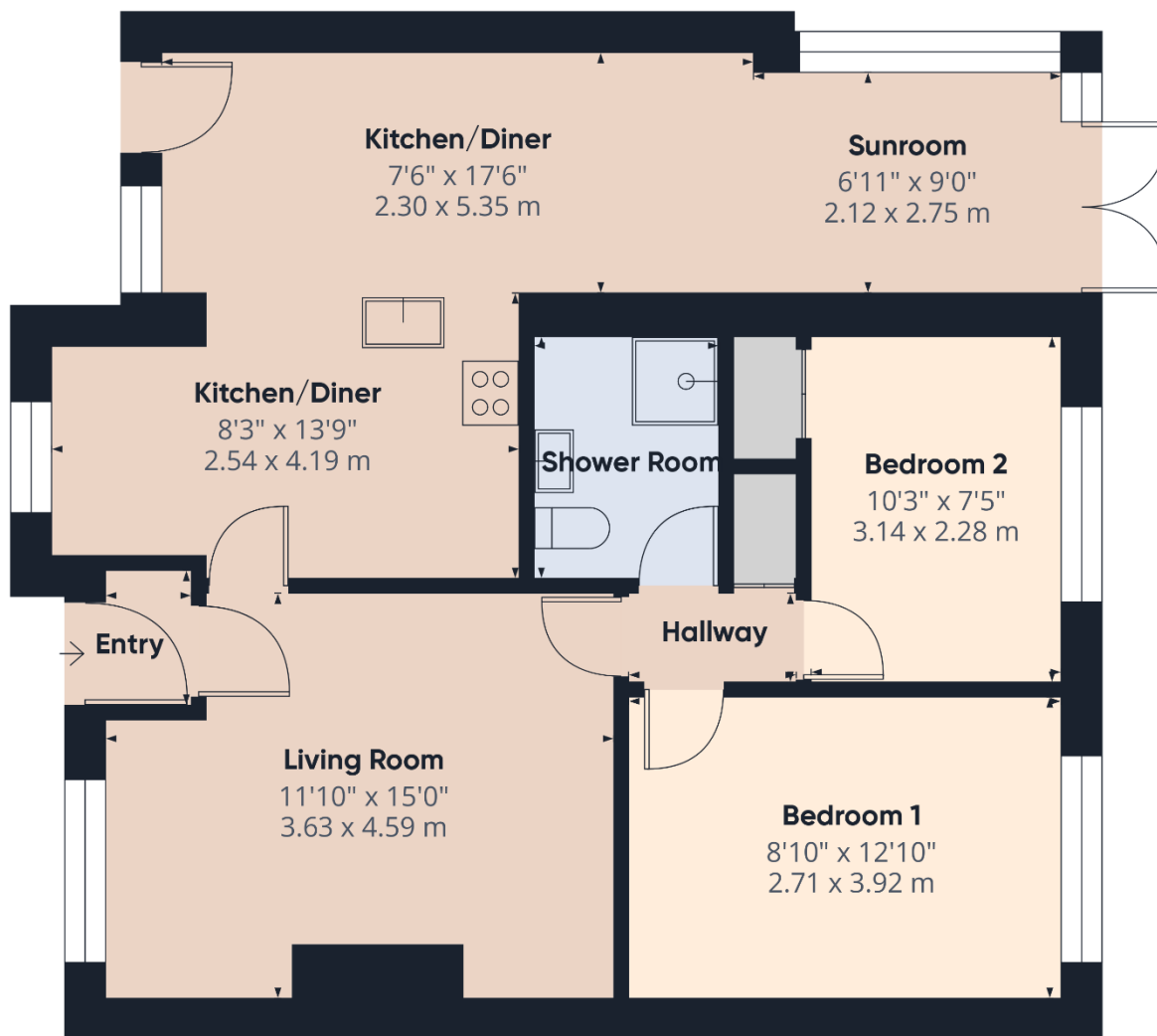
To find the property leave Reepham Market Place on the Dereham Road and then take the right hand turning onto Smugglers Lane near the Doctors surgery. Take the right hand turning into Chapel Close where the property will be found on the left hand side.

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 AR0212.

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.





PARSONS
COMPANY

Approximate total area^m
748 ft²
69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

TBC

England, Scotland & Wales EU Directive 2002/91/EC

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompny.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompny.co.uk