



The Old Forge

Guide Price £400,000 - £425,000

Nestled in a popular location, this spacious detached house offers versatile living space, perfect for modern family life.

From the moment you step inside, you're welcomed by a bright and inviting entrance hallway, complete with a convenient downstairs cloakroom.

The ground floor features a generous living room with wood burner that flows into an adjacent sitting room with patio doors to the garden. The fitted kitchen benefits from space for a dining table, along with a separate utility room.

A particular highlight of the ground floor is the main bedroom which benefits from an en-suite shower room and built in storage cupboards.

Upstairs, you'll find two bedrooms, with bedroom two benefitting from ample storage space, along with a bright bathroom with skylight.

Outside, the property boasts a secluded garden, ideal for outdoor dining or enjoying the peace and quiet. A driveway and single garage (17'4 x 9'7) provide convenient off-road parking.

An early viewing is recommended!

NB: The Oak tree at the front of the property has a Tree Preservation Order on it.

Services

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



Situation

Foxley is a widespread village on the A1067 Norwich to Fakenham Road and about 1 mile from the village of Bawdeswell, and 5 miles from the thriving market town of Reepham. Bawdeswell has good local facilities and Reepham has an excellent school and sixth form centre.

Directions

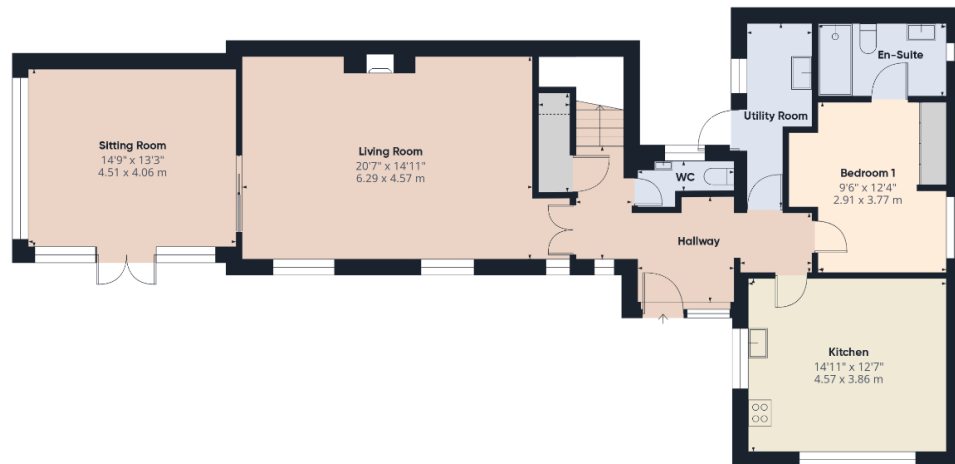
To find the property leave Reepham Market Place on the B1145. Take the right hand turning at the Bawdeswell Garden Centre junction and proceed along Fakenham Road B1145. Take the third turning on the left onto Old Fakenham Road. Proceed along and take the left hand turn into Mill Road where the property will be found on the right hand side clearly marked by Parsons and Company 'For Sale' Board.

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

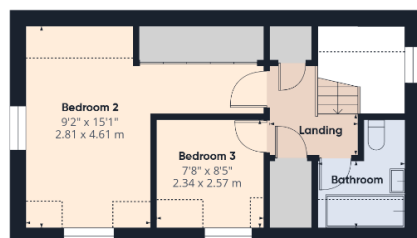
This property is being marketed by our Reepham office and the property reference is AR0223

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 Building 1



Floor 1 Building 1

PARSONS
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Approximate total area⁽¹⁾

1490 ft²
138.3 m²

Reduced headroom

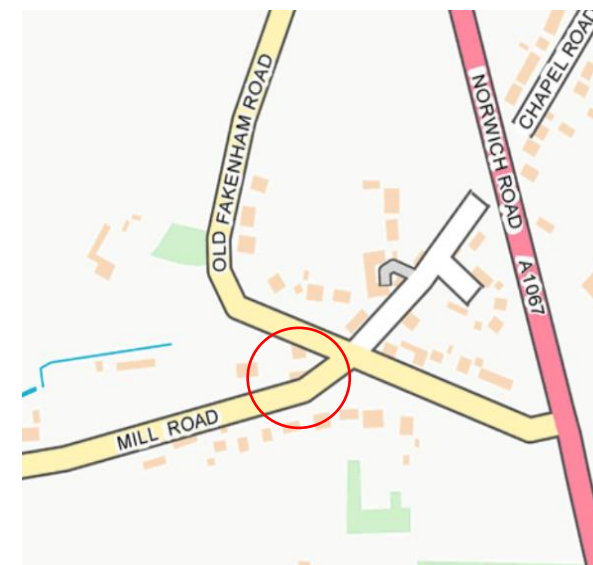
51 ft²
4.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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