



23 Irwin Close

£350,000

Situated in a sought-after and convenient location within walking distance to local amenities, this well-presented four-bedroom detached family house offers generous living space, ideal for modern family life.

The property features a bright living room that flows into the dining area, and additional sitting room to the rear with views over the garden. The ground floor further benefits from a fitted kitchen and cloakroom.

Upstairs, you'll find four bedrooms, ideal for a growing family or for those needing a home office, which are all serviced by a modern family bathroom.

Outside, the well-maintained rear garden provides a private and secure outdoor space, along with a single garage and off-road parking, to the front.

This home is ideally positioned in a popular residential area, close to schools, shops, and transport links.

Services

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



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 on the B1145 Cawston road, proceed out of the town and turn right into New Road, then first right into Moorhouse Close, and first right again into Irwin Close, where the property will be found on the left-hand side clearly identified by a 'For Sale' board.

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

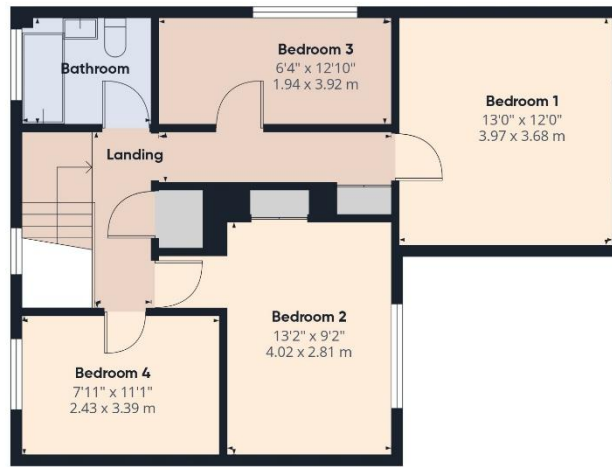
This property is being marketed by our Reepham office and the property reference is AR0241.

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



Ground Floor Building 2

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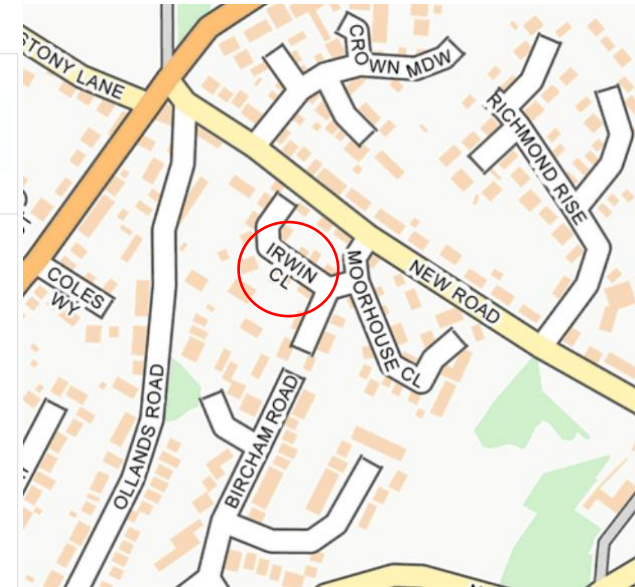
Approximate total area^m

1420 ft²
132 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	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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