



33 Bircham Road

Offers In Excess Of £350,000

This well-presented semi-detached family home offers generous living space and a convenient setting close to local amenities.

The accommodation comprises a welcoming living room featuring a charming fireplace, a separate dining room ideal for entertaining, and a fitted kitchen with direct access to the enclosed rear garden—perfect for outdoor dining and family time.

Upstairs, there are four good-sized bedrooms served by a modern bathroom suite, while a downstairs WC adds extra practicality for family life.

Outside, the property benefits from an enclosed garden, offering a relaxing outdoor space.

Situated in a popular area, this spacious home provides the perfect balance of comfort and convenience, which is ideal for growing families or those seeking more space in a sought-after location.

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

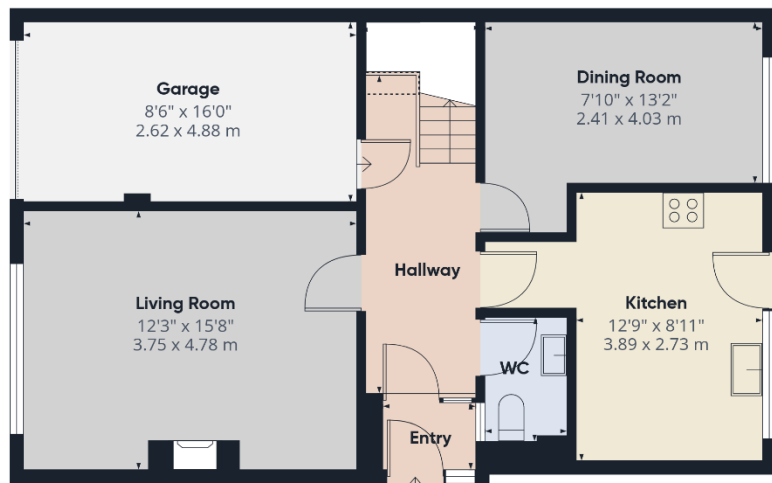
To find the property leave Reepham Market Place in the direction of Norwich. Proceed passed the Church, take the first left hand turning into Bircham Road where the property will be found on the left hand side clearly marked by Parsons and Company 'For Sale' Board.

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

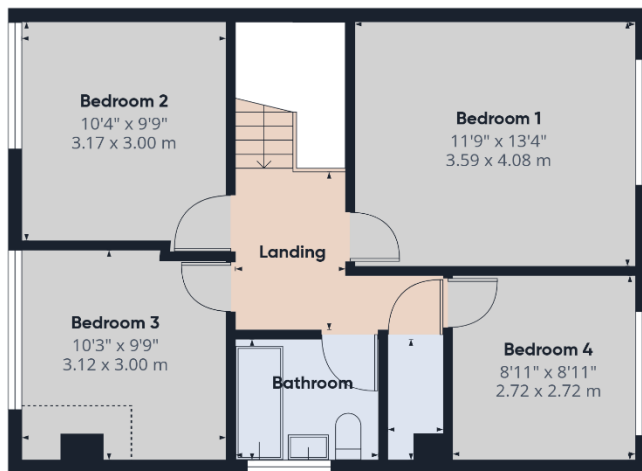
This property is being marketed by our Reepham office and the property reference is AR0251.

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

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Approximate total area⁽¹⁾

1257 ft²
116.7 m²

Reduced headroom

14 ft²
1.3 m²

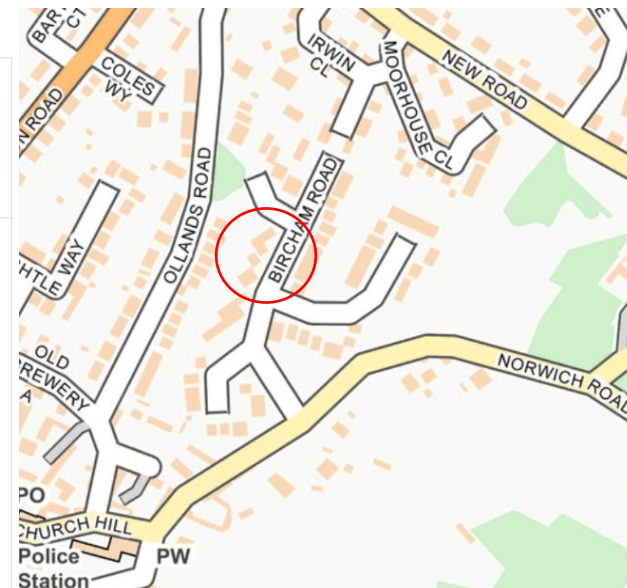
(1) Excluding balconies and terraces

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		
(55-68) D		
(39-54) E	57	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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