



Breese House, Market Place, Reepham, Norwich, NR10 4JJ

welcome to

Breese House, Market Place, Reepham, Norwich

>> For Sale via Modern Method of Auction <<

Mews-style living, not often found in the heart of Norfolk. Surprisingly roomy 3 bed character home with wealth of features and its own patio and private entrance door at street level.



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Description

Not often found in the heart of Norfolk but more akin to our capital. An attractive mews style conversion with many features, your own front door at street level and private patio space, but with the main accommodation extending over the first floor. Situated between the picture postcard market square, with its fine listed period properties to four sides and with the town's churchyard just a short stroll down the road, historically boasting 3 churches within the one setting. Once found most people marvel at the appearance of this fine historic town which received its market town charter in the 13th century. It now offers a range of eateries & amenities along with access to the extensive Marriott's Way cycleway & footpath. The coast, city, airport and Broads are all within a 30 minute drive. Stylish individual living with obvious appeal as a "lock up & leave."



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Reception Vestibule

With your own panelled front door from the street outside. Space for coats hanging, stairway leading off and exposed wall beams.

Cloakroom

With tiled floor and underfloor heating, extractor fan, WC and a wash basin with unit below. The underside of the stairway provides an interesting architectural feature to one corner.

Utility / Kitchenette

8' 8" x 7' (2.64m x 2.13m)

With tiled floor and underfloor heating, modern range of fitted base and wall units, work surfaces with tiled surround and sink. Double glazed, double doors open out to the patio. This might double as a convenient Kitchenette to the patio in the summer months.

First Floor Accommodation:

Kitchen / Breakfast Room

9' 4" min x 9' 1" (2.84m min x 2.77m)

An impressive initial first floor room to enter, with its high vaulted ceilings, exposed beams and double aspect light from front and rear windows.

Fitted range of modern base and wall units, natural woodwork surfaces with sink and tiled surrounds. Electric hob and oven have stainless steel hood above, two seat breakfast bar, integral fridge/freezer and underfloor heating.

Living Room

15' 10" x 14' 7" (4.83m x 4.45m)

With two large front windows looking across to period property opposite, corner alcove alongside chimney breast with a small wood burner to the fireplace, exposed floor boards & recessed lighting.

Split Level Hallway

Accessed from the living room and leading on to all other rooms, including a double glazed rear window, fine wall beams and a deep built-in cupboard.

Main Bedroom

15' x 8' 10" min (4.57m x 2.69m min)

A stylish room with stepped approach down from the landing. A double glazed window looks out to the rear of the property. There is an exposed section of rustic brickwork and wall beams & sloping ceiling.

Setting it apart from other Bedrooms are a roll top bath and wash basin, with unit below and illuminated mirror above.

Bedroom Two

14' 2" max x 10' 9" min (4.32m max x 3.28m min)

Recessed lighting & shutters to front window.

Bedroom Three

11' 2" x 7' 1" (3.40m x 2.16m)

With recessed lighting and shutters to a front window

Bathroom

Spacious bathroom with shutters to front window, recessed lighting, tiled floor with underfloor heating and tiling to walls, chrome towel radiator (with dual electric/water supply - for summer), extractor fan, WC, bath, large shower cubicle and twin wash basins inset to a large unit with drawers.

Outside

To the rear the property enjoys its own private walled and illuminated paved patio space.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II listed Mews-Style Conversion
- In the heart of historic Reepham's Conservation Area
- Spacious 3 Bedroom Character Home
- Private Walled Patio Space
- Own Front Door at Street Level
- Just off the Town's Picture Postcard Market Place
- Heating is from a modern oil fired radiator system & a wood burner to the Living Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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