



Highland House Reepham Road, Alderford Norwich NR9 5NB

welcome to

Highland House Reepham Road, Alderford Norwich

Open country views, character features, large gardens, 2 garages - a roomy and remodelled older style semi, only about 3 miles outside historic Reepham.

Hallway

With front entrance door, storage cupboard and hanging space for coats. Door off to Study.

Study

With side window and door to inner hallway.

Inner Hallway

With side window, stairway with balustrade and door to Kitchen/Diner.

Kitchen/Diner

A fine room with character beamed ceiling, and exposed brickwork. A roof lantern gives further natural light to the dining area which offers plenty of space for table and chairs. The kitchen space has been fitted out with a range of base units with cupboards above and work surfaces. From here you enjoy views over your gardens to the rear and double doors opening outside to a patio.

Living Room

Accessed from the dining area and with a window to the front of the property. A wood burner in the fireplace with an alcove to either side of the chimney breast, with bespoke fitted shelving and base cupboard units.

Side Hallway

With access from the driveway, via a side entrance porch, with hanging space for coats and doors to kitchen/diner & Shower Room.

Shower Room

With window, WC, wash basin and shower cubicle.

First Floor Landing

With access off to all rooms and step ladder hatch access to a generous Roof Space which has been

upgraded to now offer plenty of space for storage and maybe a model railway?

Bedroom One

Enjoying double aspect and country outlook, having window to front and glazed door to rear. Fireplace feature (not in use) to chimney breast, with alcoves to the sides and fitted shelving. Section of sloped ceiling.

Bedroom Two

A double aspect room offering field views to side and rear and with fitted wardrobes and alcove.

Bedroom Three

With window to front and side, fitted wardrobe, shelving and desk. Section of sloped ceiling.

Bathroom

Stylishly re-fitted with bath, WC, walk-in shower cubicle and a wash basin with tile surround and inset to cupboards. Side window and access to Airing cupboard.

Outside

Check out the photos on this one as it's hard to do justice in words and maybe go and have a look, but: To the front the house is set behind a lawned garden with shrubs & hedging. Double gates open to shingled driveway with rose hedge, leading alongside house to the 2 garages. The main garden stretches away to the rear, with open fields to the side and rear. It has been thoughtfully planned. There is a paved patio adjoining the house with a side door to the garage. Beyond the patio is a low-walled herb garden. There is a further patio to the rear of the garages with pergola and south facing

summer house. A pathway leads from the rear of the house down the garden where there are shrubs, fruit trees and a small pond with paved seating area. The bottom of the garden is given over to a vegetable garden with greenhouse, potting shed and tool shed. This area features raised beds with gravel paths between.

Agent's Notes

This property shares a bore hole with the adjoining house with a filtration unit in one of the garages. It also has private drainage with modern treatment unit. Both are quite common in rural areas.



Total floor area 161.6 m² (1,740 sq.ft.) approx

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.propertybox.io



welcome to

**Highland House Reepham Road,
Alderford Norwich**

- Open Country Views over Adjoining Field
- Roomy 3 Bedroom Semi
- Spacious, Beamed Kitchen/Diner
- Bathroom and Shower Room
- Large Landscaped Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£375,000

Agents Note-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Property Ref:
RPM103773 - 0014

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk