



- Charming Detached Cottage
- 4 Bedrooms
- Over 1,500 Sq Ft
- Glorious Gardens

- Beautifully Presented Interiors
- Family Bathroom & En-Suite
- Driveway Parking & Garage
- Quaint Village Location

Church Lane, Reepham, LN3 4DQ  
£450,000



This charming four-bedroom detached period cottage offers over 1,500 sq ft of beautifully presented living space, combining timeless character with modern comforts. Set within glorious, carefully manicured gardens, the home is a true retreat in the heart of the countryside. The ground floor features a large and inviting kitchen diner, a practical utility room, and a convenient downstairs WC. Furthermore, there is a cosy lounge and an additional sitting room providing versatile living areas, while the impressive garden room bathes in natural light and offers a perfect spot to enjoy views of the landscaped grounds.

Upstairs, the first floor is home to four generously sized bedrooms, including a master suite complete with en suite facilities, alongside a stylish family bathroom.

The property is further enhanced by a garage with remote electric door and driveway parking for one vehicle.

The cottage is ideally positioned on a quaint street in the sought-after village of Reepham, a vibrant and welcoming community.

Reepham offers a wealth of amenities including a traditional pub, post office and primary school. Within walking distance in nearby Cherry Willingham there is a highly regarded secondary school and medical practice.

The surrounding countryside provides opportunities for leisurely walks and outdoor pursuits, while regular local events add to the charm of village life. With excellent road links to the A46 bypass and Wragby Road, Reepham combines the tranquillity of rural living with convenient access to both the city and coastal regions.

Council tax band: D. Freehold.



## Entrance Hall

Front door to the front aspect, a radiator. Entrance to kitchen diner and utility.

## Utility

7' 9" x 6' 1" (2.36m x 1.85m)

Base level units with space and plumbing for appliances, a uPVC double-glazed window to the front aspect, a radiator, and a combination boiler fitted, serviced annually. Access to:

## Downstairs WC

Low-level WC, vanity unit, tiled flooring, tiled surround, uPVC double-glazed obscured window to the side aspect, and a radiator.

## Kitchen Diner

29' 8" x 9' 10" (9.04m x 2.99m)

## Dining Area

LED lighting, wooden beams to the ceiling, bi-folding doors leading to the garden room, solid oak wood flooring, 2 radiators, a TV aerial point, and access to:

## Kitchen Area

A range of base and eye-level units, a traditional countryside kitchen arrangement, space and plumbing for appliances, integrated appliances such as a dishwasher, a fridge freezer, a recently fitted Rangemaster cooker, 2 uPVC double-glazed windows, and a Belfast sink.

## Garden Room

12' 10" x 8' 10" (3.91m x 2.69m)

Brick base with uPVC surround and an insulated solid roof, French doors leading onto the rear garden, a radiator, 2 Velux skylights, and power points.

## Lounge

11' 11" x 13' 7" (3.63m x 4.14m)

Feature log-burner, wooden beams to the ceiling, 2 uPVC double-glazed windows, and 2 radiators. Stepped access down to:

## Sitting Room

10' 1" x 13' 7" (3.07m x 4.14m)

A uPVC double-glazed bay window to the rear aspect, wooden beams to the ceiling, an understairs storage cupboard, a radiator, stairs rising to the first floor, and a separate feature log burner.

## First Floor Landing

An electric meter and a consumer unit with trip switches and 2 radiators. Stained glass window to the external aspect and an internal stained glass feature window into bedroom 4.

## Master Bedroom

14' 10" x 9' 11" (4.52m x 3.02m)

A uPVC double-glazed window to the side aspect, a TV aerial point, and a radiator. Access to:

## En-Suite

Shower cubicle, a low-level WC, vanity hand wash basin unit, Velux window, extractor unit, tiled floor, and a chrome heated hand towel rail.

## Bedroom 2

7' 7" x 13' 7" (2.31m x 4.14m)

Two uPVC double-glazed windows to the front aspect and a radiator.

## Bedroom 3

9' 10" x 9' 11" (2.99m x 3.02m)

Three uPVC double-glazed windows and a radiator.

## Bedroom 4

9' 11" x 10' 11" (3.02m x 3.32m)

uPVC double-glazed window to the rear aspect, a radiator, wood flooring, and a feature stained glass internal window.

## Bathroom

Three-piece suite comprising panelled bath with a shower over, a low-level WC, and a wash basin unit, an extractor unit, a chrome heated towel rail, tiled flooring, uPVC double-glazed obscured window to the side aspect.

## Outside Rear

Enclosed garden which has been carefully manicured by the current owners over a number of years. Large laid to lawn area with an abundance of mature shrubs, fruit trees, and decorative flowerbeds. A nature pond, a raised patio seating area, a wood store, a potting shed, a summer house, and motion-activated lighting. External water source. Gated access to the front of the property.

## Outside Front

Pathway leading to front door entrance, motion-activated lighting, driveway parking for 1 vehicle, and a decorative flower arrangement.

## Garage

15' 3" max x 15' 10" (4.64m x 4.82m)

Personnel door to the rear, remote-controlled extra wide roller shutter door, internal power and lighting, uPVC double-glazed window, and work bench arrangement.





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GROUND FLOOR  
962 sq ft. (89.4 sq.m.) approx.



1ST FLOOR  
861 sq ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

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