



**Reepham Road, Norwich NR6 5QH**

**welcome to**

**Reepham Road, Norwich**

Nestled in the heart of Hellesdon, this four-bedroom semi-detached home is a blank canvas waiting for your creative touch. With versatile living spaces designed to adapt to your lifestyle, whether you are a growing family or a professional seeking extra room. NO ONWARD CHAIN - call the office today!



## Accommodation

Spacious semi-detached house with garage and conservatory. This well-proportioned four-bedroom home offers over 1280 sq. ft. of versatile living space, ideal for growing families or those seeking flexible accommodation. Situated across two floors, the property combines generous room sizes with practical layout and excellent storage throughout.

The ground floor features a bright and expansive open-plan living/dining room stretching over 27 feet in length, creating an ideal space for both relaxing and entertaining with direct access into the conservatory overlooking the garden - perfect as a second reception area, dining space or home office. To the rear, the fitted kitchen provides ample worktop and storage space, and a convenient downstairs wc and access to the integral garage store completes the ground floor accommodation.

Upstairs, the property offers four bedrooms, including an impressive principal bedroom extending over 20 feet in length. Bedroom two benefits from fitted wardrobes, while the remaining bedrooms provide excellent flexibility for children, guests or home working. A family shower room and central landing complete the first floor.

Outside there is driveway parking, integral garage store to the front, At the rear a low maintenance paved rear garden completes this property.

With the added benefit of NO ONWARD CHAIN this property is not to be missed - Call and book your viewing today!

## Entrance Lobby

External entrance door opening into lobby, and further internal door opening to hallway. Upvc double glazed windows to front aspect.

## Hallway

Giving access to living/dining room and kitchen. Stairs rising to first floor landing.

## Living/Dining Room

Carpeted, upvc double glazed window to front aspect, feature fire surround with inset gas fire, radiators, and doors opening to kitchen and internal patio sliding door opening to conservatory.

## Kitchen

A range of wall and base units with work surfaces over, space for low level fridge, plumbing for washing machine, electric hob, extractor fan, double oven, upvc double glazed window to rear aspect, and door leading to wc.

## Wc

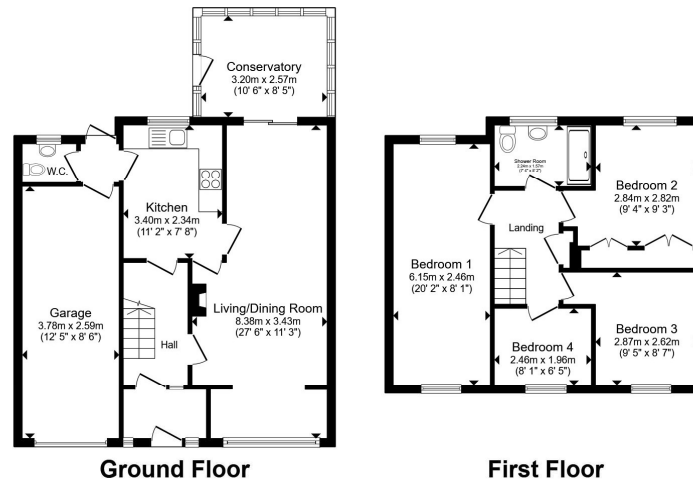
Suite comprising toilet and wash hand basin, upvc double glazed window to rear aspect and integral door opening to garage store.

## Integral Garage Store

With power and up and over door.

## Conservatory

Of upvc construction on a brick base with door opening to rear garden.



Total floor area 119.3 m<sup>2</sup> (1,285 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](http://www.propertybox.io)

## First Floor Landing

Giving access to all four bedrooms, bathroom and store cupboard.

## Bedroom One

Substantial bedroom with dual aspect upvc double glazed windows to front and rear aspects, carpeted, and radiator.

## Bedroom Two

Carpeted, built-in wardrobes, radiator, and upvc double glazed window to rear aspect.

## Bedroom Three

Upvc double glazed window to front aspect, carpeted, and radiator.

## Bedroom Four

Currently used as a home office with fitted shelving and workspace but could revert to a functional fourth bedroom/nursery, radiator, and upvc double glazed window front aspect.

## Bathroom

Suite comprising walk-in shower, wash hand basin set into a vanity unit, wc, and radiator.

## Outside

Driveway laid to slabs, offering off-road parking, and shingle garden, and shrubbery. To the rear the of the property is a hard-landscape garden laid to shingle and slabs, a variety of shrubs and planters, shed and enclosed by brick walling and panelled fencing.

  
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**welcome to**

## **Reepham Road, Norwich**

- Semi-Detached House
- Four Bedrooms
- NO ONWARD CHAIN!!
- Integral Garage Store And Driveway
- Spacious Open-Plan Living/Dining Room

Tenure: Freehold EPC Rating: D

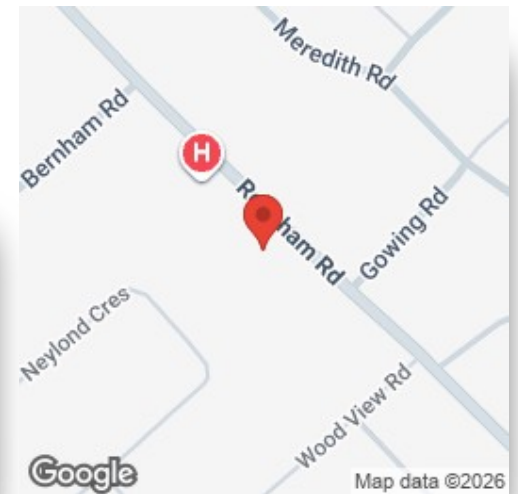
Council Tax Band: D

# £400,000



### **directions to this property:**

From the W H Brown office in Hellesdon continue in the direction of Norwich city and the property can be found on the right-hand side identified by our W H Brown for sale.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103507 - 0002

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