



54 Richmond Rise

Guide Price: £270,000-£290,000

This spacious detached chalet bungalow is situated in a popular location and is offered to the market with no onward chain.

The property is entered via an entrance porch, leading into a welcoming living room featuring a log burner, providing a cosy focal point for relaxing evenings. A separate bedroom 3/dining room flows into an extended sun room area, creating a bright and flexible space perfect for entertaining or enjoying views over the rear garden all year round.

The home also benefits from a fitted kitchen, ground floor WC, and a separate bathroom, offering practical living for families.

Upstairs, there are two double bedrooms, providing comfortable accommodation with ample storage in the eaves and cupboard space and scope for further personalisation.

Externally, the property boasts an enclosed rear garden, ideal for outdoor dining, gardening, or simply unwinding. To the front, there is a single garage and driveway, providing off-road parking and additional storage.

With its generous layout, desirable location, and absence of onward chain, this charming chalet bungalow presents a fantastic opportunity not to be missed.

Services

Electric storage heaters. Mains water, electricity, and drainage 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

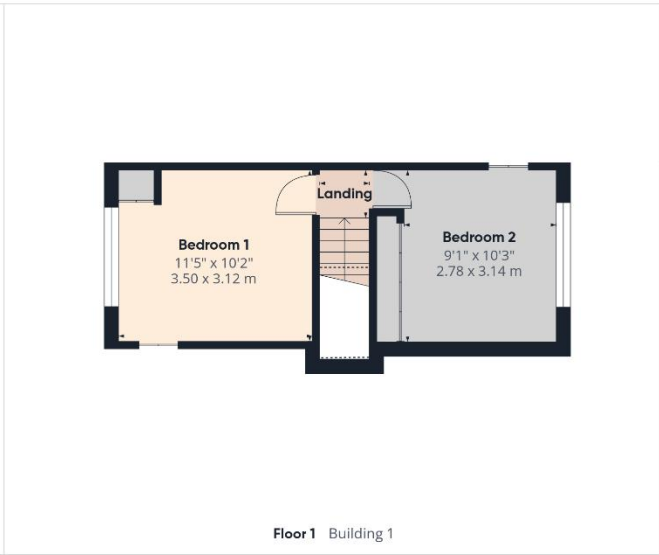
To find the property leave Reepham Market Place in the direction Bawdeswell and at the crossroads, turn right onto Station Road. Take the fourth turning right onto Ollands Road and bear immediately left onto New Road. Head down the hill and take the second left hand turning into Richmond Rise, take second right hand turning where the property will be found on the left hand side clearly identified 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 AR0263.

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.





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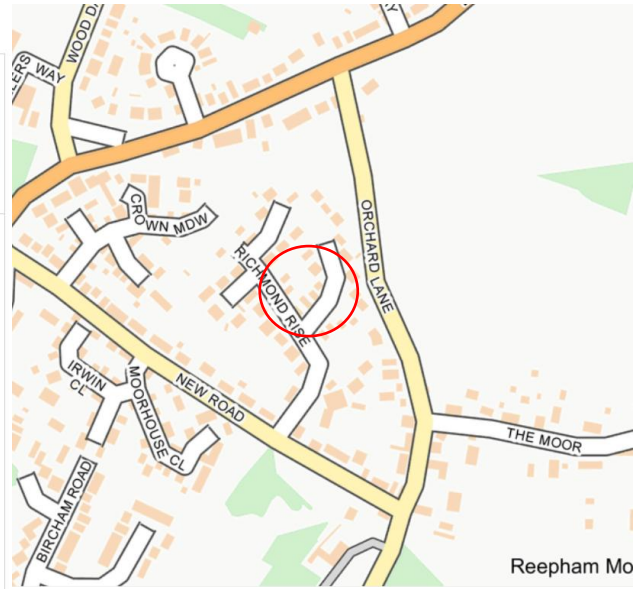
Approximate total area¹⁾
 1002 ft²
 93.1 m²

(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		66
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC