PARSONS
COMPANY

6 Coles Way, Reepham, NR10 4LW

Guide Price £250,000 - £260,000



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Offered to the market with no onward chain, this extended semi-detached bungalow occupies a sought-after position within a popular residential area, conveniently located within walking distance of the town centre and a range of local amenities.

The accommodation is spacious throughout, comprising a generous living room, ideal for relaxing and entertaining.

The fitted kitchen provides ample storage and workspace and opens into a dining area, creating a practical and sociable environment for everyday living.

To the rear, a bright conservatory overlooks the garden.

There are two double bedrooms and a bathroom, making the property suitable for a variety of purchasers, including downsizers, first-time buyers and those seeking single-storey living.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space to enjoy.

Further advantages include a single garage and an additional workshop to the rear, offering excellent storage, hobby space or potential for a range of uses.







Services

Oil central heating. 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.

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 AR0304.

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.

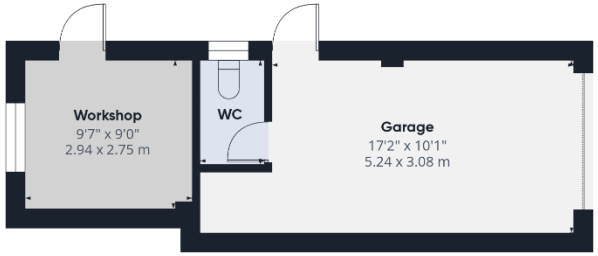








Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

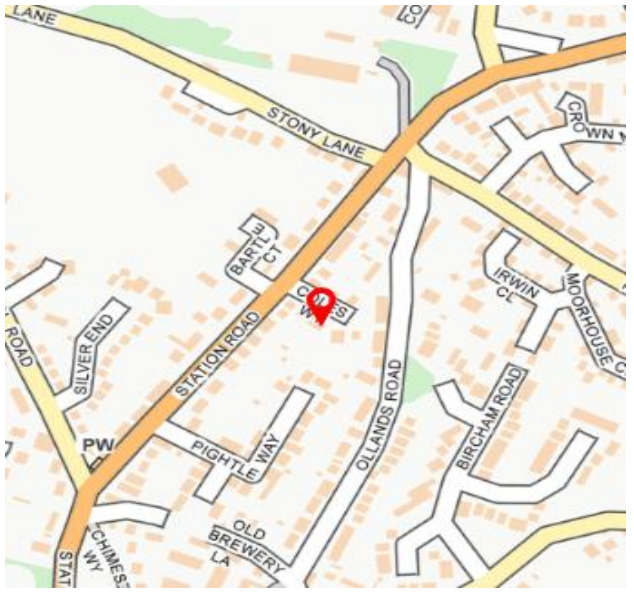
1207 ft²

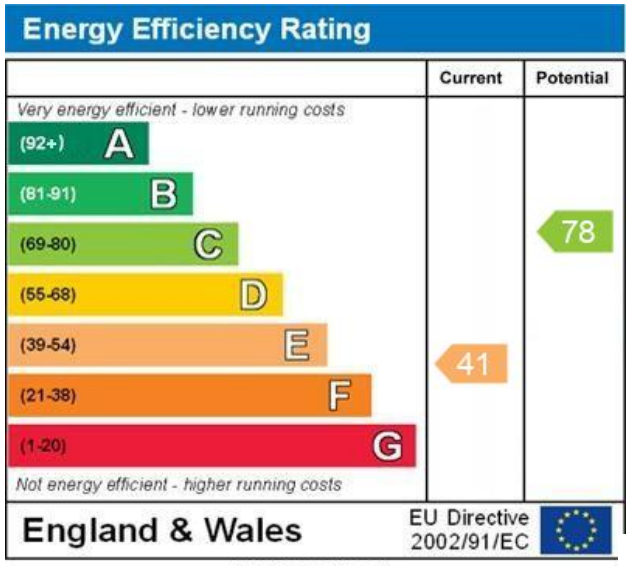
112 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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