



Lokewood Old Brewery Lane, Reepham Norwich NR10 4NE

welcome to

Lokewood Old Brewery Lane, Reepham Norwich

Individual and architect designed roomy detached house, 4 Bedrooms including Studio/Guest Suite option. Conveniently positioned for a stroll down to the town's historic market place,

Wide Canopy Porch

Entrance door opens to hallway.

Hallway

With wall panelling, dedicated cupboard for coats and balustrade stairway leading off.

Cloakroom

Suite comprising WC & wash basin, and window.

Study

Bi-fold doors open to patio.

Kitchen/Breakfast Room

With front aspect window, fitted range of base and wall units and range-style cooker. Door to Utility Room.

Utility Room

With fitted base unit, stainless steel sink, plumbing for washing machine and split stable style door to front.

Large Living Room

A 'through room', with double aspect from folding doors opening outside to one end and double doors to Conservatory to the other, and feature cylindrical design wood burner with hearth.

Conservatory/Dining Room

With sloping double glazed roof, upper level windows and folding doors opening outside.

Rear Entrance Lobby

With outside entrance door, door to Kitchen, window and stairway access solely to first floor studio suite.

First Floor Studio Suite

This has to be one of the main areas of appeal for some buyers, we can see it serving as guest suite, or a tucked away home office or studio, complete with its own amenities of KITCHENETTE and EN-SUITE BATHROOM. It's a stylish space within the home, having gallery style balustrade over stairway, double doors to Juliet style balcony and high vaulted ceilings, with Rooflight.

First Floor Landing

With generous space, stairway from hallway, panelled wall and balustrade to two sides of stairwell. Natural wood floor continues to other rooms, front window and store cupboard. Easy access from first-floor landing with very large amount of storage space.

Bedroom One

With open outlook over the garden and along the lane to distant tree line. Walk-in wardrobe, access off to airing cupboard and En-suite.

En-Suite Bathroom

Suite comprising roll top bath, wash basin, WC and shower cubicle, and window.

Bedroom Two

With side window and built-in wardrobe.

Bedroom Three

With rear window and built-in wardrobe.

Shower Room

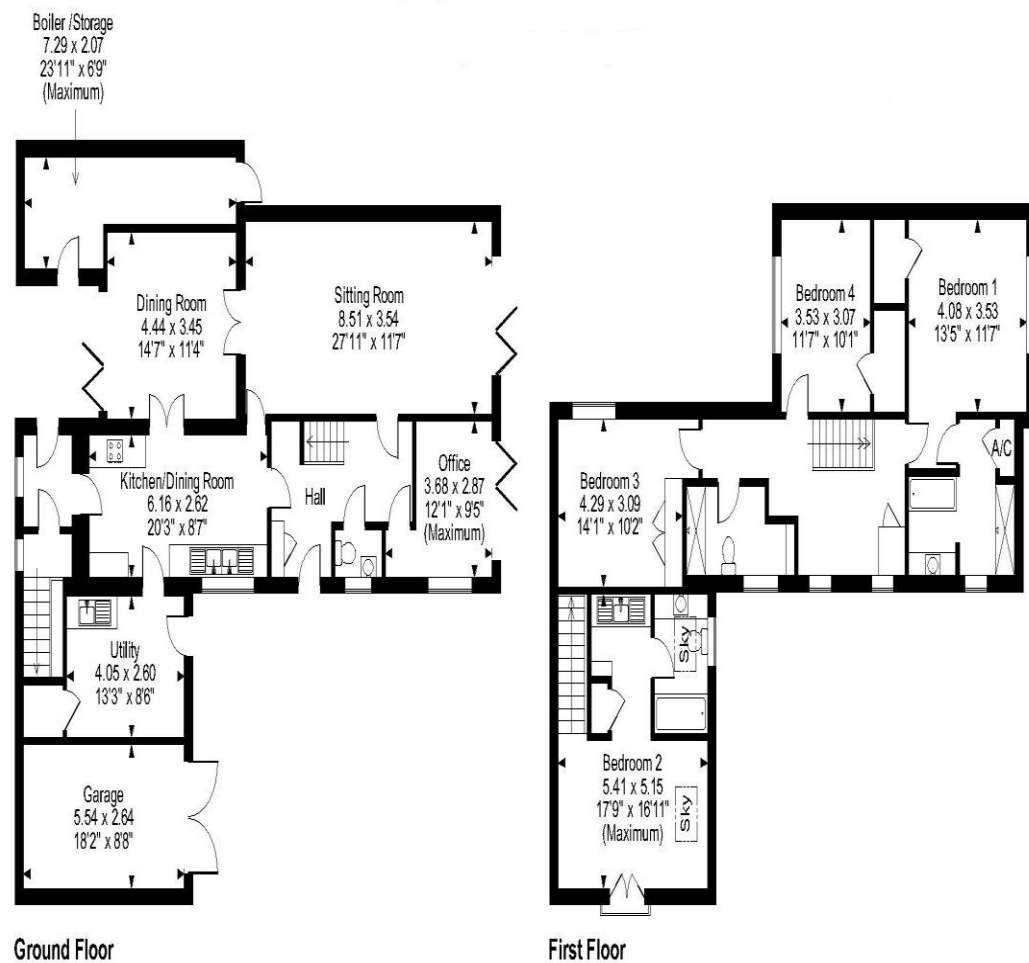
Large room with suite comprising shower cubicle, WC and wash basin, and window.

Outside

One of the main surprises here is through a 5 bar gate leading off to the right hand side from the

front, accessing your main area of garden. This extends for some distance alongside the lane, mainly lawned & with established hedging. It widens out to the far end and might be seen as something of a secret garden, being tucked away and a distance from the residence. As you approach Lokewood from the lane, you have shingled parking in front of the house and double doors opening to your GARAGE. To the left side is an area of garden runs up to Station Road. To the rear of the house there is access to a spacious store/boiler cupboard.

Lokewood, Old Brewery Lane, Reepham, Norwich



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The position & size of doors, windows, appliances and other features are approximate only.

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welcome to

Lokewood Old Brewery Lane,

Reepham Norwich

- Roomy, Detached 4 Bedroom House
- Includes Guest Suite/Home Office/Studio with facilities
- Convenient for town's picturesque market square
- Parking, Garage and Gardens
- Large Living Room, Dining Conservatory & Study

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£500,000

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:
RPM103958 - 0016

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