PARSONS
COMPANY

17 Overton Way, Reepham, Norwich, NR10 4FG

Guide Price: £300,000-£325,000



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This spacious and well-presented three-bedroom detached house offers modern and comfortable accommodation throughout, making it an ideal choice for families, couples or those looking to upsize.

Situated in a popular location, the property benefits from an enclosed rear garden, driveway and single garage.

Upon entering, you are welcomed by a bright entrance hallway providing access to the principal ground floor rooms, along with a convenient cloakroom/WC.

The generous living room provides an inviting space to relax, with patio doors opening directly onto the rear garden and allowing plenty of natural light to flow into the room.

The modern fitted kitchen offers a range of contemporary units and work surfaces, together with ample space for appliances. A dedicated dining area provides the perfect setting for family meals and entertaining.

To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by the family bathroom.

Outside, the property enjoys an enclosed rear garden, offering a secure and private outdoor space with a patio area ideal for seating, dining and entertaining during the warmer months.

To the front, a driveway provides off-road parking with a connected EV charger and leads to a single garage, offering further parking or useful storage.

Combining spacious accommodation, modern interiors and excellent outside space, this attractive detached home is situated in a popular location and viewing is highly recommended.







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 AR0322.

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.

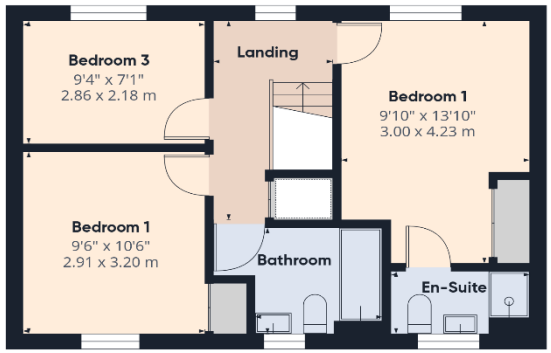




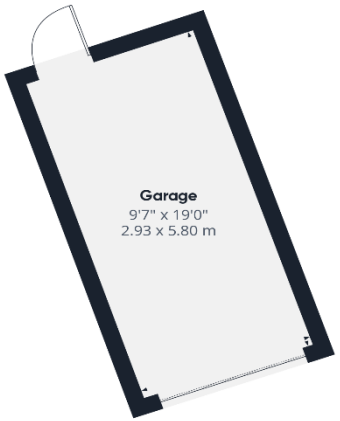




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

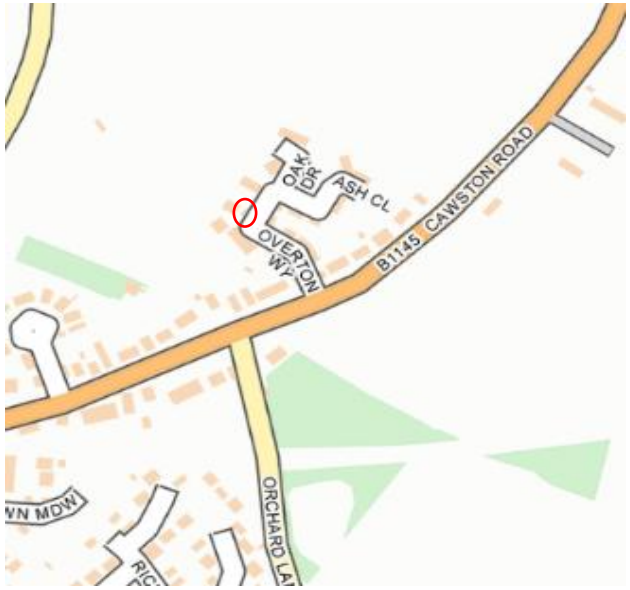
1070 ft²

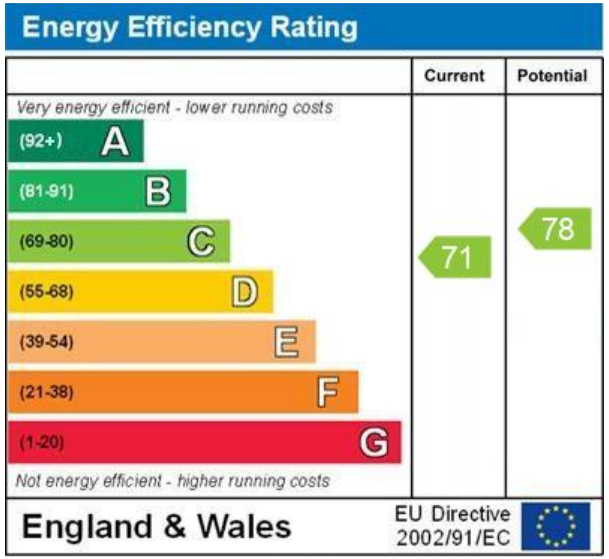
99.5 m²

(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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