



18 Smugglers Lane

£280,000

Nestled in a sought-after and well-established residential area, this extended detached bungalow offers spacious and versatile accommodation ideal for families or those seeking single-level living.

The property features a bright and welcoming living room, perfect for relaxation and entertaining.

The modern kitchen opens into a dining area, creating a sociable space for family meals and gatherings.

There are three well-proportioned bedrooms, a family bathroom, and an additional separate shower room for added convenience.

Outside, the home benefits from a garden and a versatile external garden room, ideal as a home office, studio, or hobby space. A single garage and off-road parking provide ample vehicle space.

Offering comfort, practicality, and a desirable location, this delightful bungalow combines modern living with a peaceful setting – along with the benefit of no onward chain!

Services

Mains, water, drainage, and electricity are connected. LPG heating.

N.B. Due to this property being sold by a co-operative company the information available is limited, so being sold as seen.

This property is being marketed by our Reepham office and the property reference is AR0253



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 on the Dereham Road and then take the right hand turning into Smugglers Lane. Proceed past the doctors surgery where the house will be found after a short distance on the right hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

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.





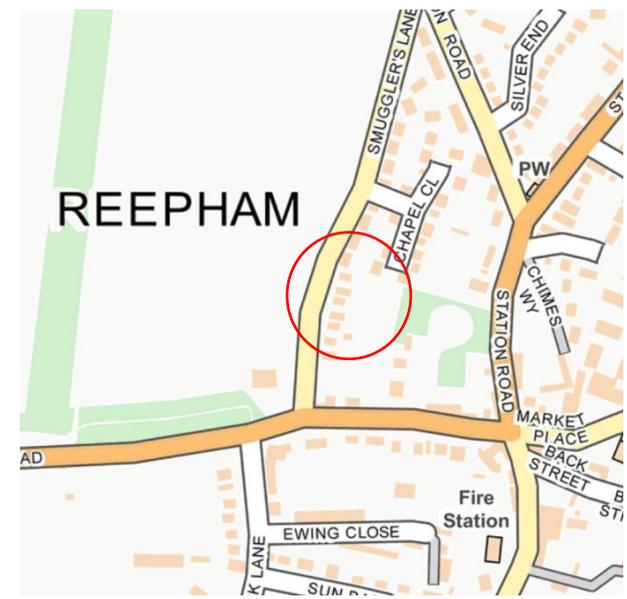
PARSONS
COMPANY

Approximate total area¹⁾
1346 ft²
125.1 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office
37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office
Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk