PARSONS
COMPANY

4 Elizabeth Close, Reepham, NR10 4JF

Guide Price £290,000 - £310,000



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Situated in a popular and convenient location within walking distance of the town centre, this spacious four-bedroom semi-detached home offers versatile accommodation, making it an excellent choice for growing families or those looking for generous living space.

The spacious living room provides the perfect place to relax, while the fitted kitchen is complemented by a separate utility room, offering additional storage and practicality.

The kitchen is open to the sitting and dining room creating an ideal space for entertaining family and friends, with views over the enclosed rear garden. The ground floor further benefits from a WC.

Upstairs, the property boasts four bedrooms, including a principal bedroom benefiting from its own en-suite shower room.

The remaining bedrooms are served by a stylish four-piece family bathroom, complete with both a bath and separate shower.

Outside, the enclosed rear garden offers a fantastic space to enjoy throughout the year, featuring a decking area ideal for outdoor dining and a versatile summer house.

Conveniently located within easy reach of local amenities, schools and the town centre, this spacious family home combines generous accommodation with an excellent location and must be viewed to be fully appreciated.







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.

N.B. The owner of this property is a relative of an individual employed by Parsons & Company.

This property is being marketed by our Reepham office and the property reference is AR0319.

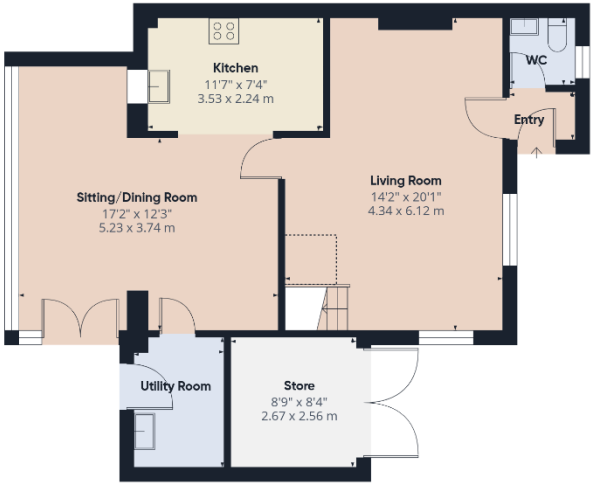
For further information and to arrange your viewing, please contact our friendly and professional staff.

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.

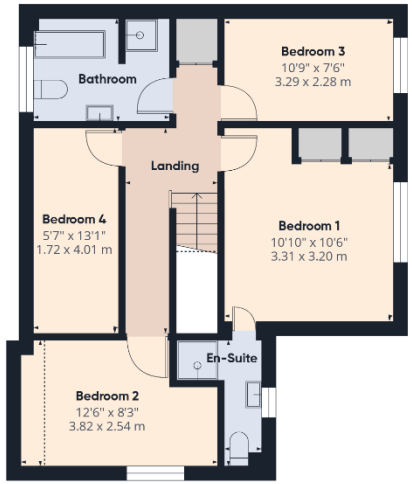








Ground Floor Building 1



Floor 1 Building 1

PARSONS COMPANY

Approximate total area(1)

1323 ft²

122.8 m²

Reduced headroom

22 ft²

2.1 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		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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