



14 Laburnum Grove

Guide Price £260,000 - £280,000

Situated in the heart of the highly sought-after village of Reepham, this spacious three-bedroom semi-detached bungalow has great potential to extend and occupies an exceptionally generous plot and is offered to the market with no onward chain, making it an ideal purchase for those looking to move quickly.

The accommodation is well-proportioned throughout and comprises a welcoming entrance hall, comfortable sitting room, three well-sized bedrooms, family bathroom and a modern re-fitted kitchen, installed approximately five years ago, offering contemporary units, quality work surfaces and a practical layout for everyday living.

Outside, the property truly excels. Set on a substantial plot, the bungalow enjoys extensive gardens providing excellent space for families, gardening enthusiasts or those simply looking to enjoy outdoor living. The property also benefits from two useful outside stores, ideal for additional storage, gardening equipment or workshop space.

To the front is a generous gravel driveway providing off-road parking for up to three vehicles.

For room measurements please click on the floor plan option.



N.B. The property has a right of way to pass and re-pass over the roadway named Laburnum Grove, subject to paying a proportionate part of the expense of maintaining the roadway as and when required.

N.B. The property is not registered with the Land Registry, so first registration will be required.

Services

Electric wall mounted heaters. Mains electricity, water and drainage are connected to the property.

Situation

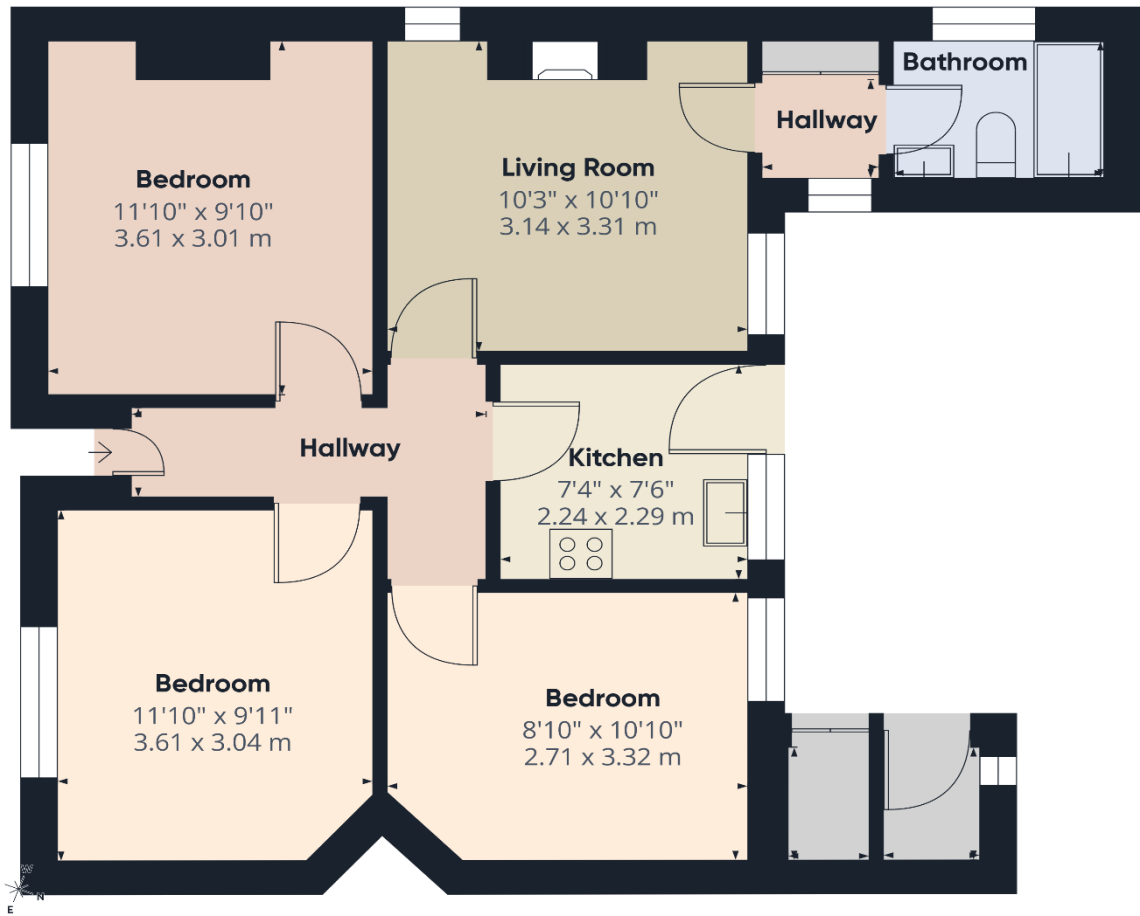
Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast, broads and various beaches are within easy driving distance from Reepham and only approx. 12 miles from Norwich Airport.

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 AR0311

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. 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.





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Approximate total area⁰
619 ft²
57.5 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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