



New Road, Reepham Norwich NR10 4LP

welcome to

New Road, Reepham Norwich

Older style 3 bedroom semi, with large garden, garage, non estate setting, woodburner and no onward chain

Canopy Porch

with door to

Hallway

with small window over stairway, understairs space, natural wood doors to other rooms, deep coats cupboard, recessed lighting

Dining Room

with front window, door from hallway and archway leading thro to:

Sitting Room

with large front window, fireplace inset with wood burner

Kitchen Breakfast Room

With rear window and tiled floor. fitted range of base and wall units to 3 sides, work surfaces with tile surround and stainless steel sink unit. Breakfast bar, recessed lighting, slot-in cooker space with hood over and space for dishwasher & fridge freezer.

Utility

L shaped layout, rear window, small side window, part glazed door to garden. sloped ceiling. space for washing machine and drier. work surface.

Bathroom

Part tiled and with window, chrome towel radiator, WC, wash basin, bath with shower over, tiled floor.

First Floor Landing

with 3 natural wood doors leading off.

Bedroom 1

with window to front and rear. sections of sloped ceiling

Bedroom 2

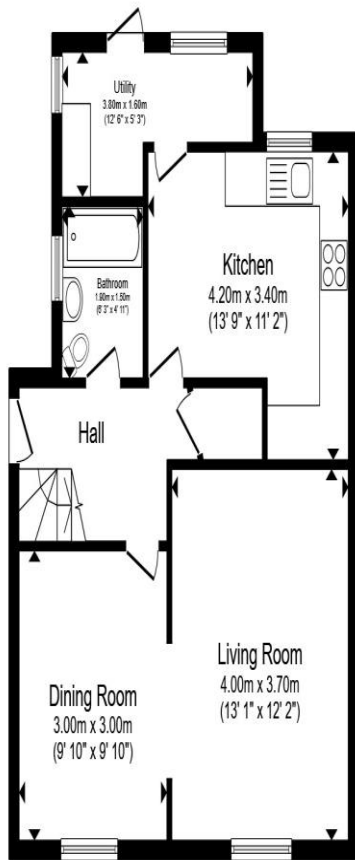
with rear window overlooking garden. section of sloped ceiling

Bedroom 3

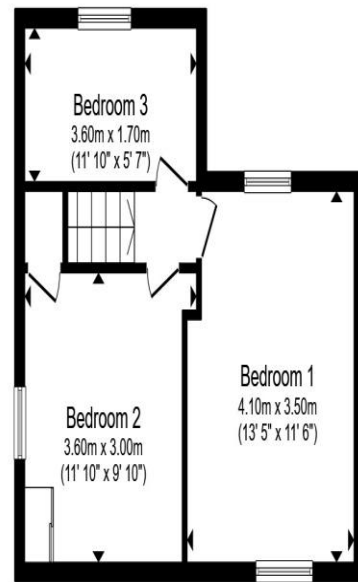
with side window, deep cupboard, wardrobe and drawers, section of sloped ceiling

Outside

To the front the property is elevated from the road aiding privacy and has lawn with shrub borders. A brick paved driveway offers parking in front of the Garage (with roller door, personal side door to garden, inspection pit, workbench and window). Wall with arched gateway to rear garden. Extensive garden to rear, with sizeable paved patio adjoining house and lawn beyond. Trellis screen, box hedging feature, shed and greenhouse.



Ground Floor



First Floor



Garage

Total floor area 105.8 m² (1,138 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
New Road,
Reepham Norwich

- Three Bed Semi Detached Home
- Two Versatile Reception Rooms
- Large Enclosed Garden With Patio & Shrubbery
- Close To Shops, Salon and Pub
- Garage & Ample Off Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£325,000



view this property online williamhbrown.co.uk/Property/RPM103979



Property Ref:
RPM103979 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk