

abbotFox



Abbs Close, Reepham, Norwich  
*Offers In Excess Of £300,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this modern three bedroom semi detached home, ideally positioned within a quiet cul-de-sac in the ever popular market town of Reepham. Offering well balanced accommodation throughout, this stylish property is perfectly suited to first time buyers, young families, or those seeking a low maintenance home in a desirable setting.

The ground floor comprises a welcoming entrance hall leading to a lounge and a contemporary kitchen diner, thoughtfully designed with a range of fitted units and ample work surface space., with doors opening onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The ground floor is completed with a spacious utility room and a downstairs cloakroom.

To the first floor, three well proportioned bedrooms are arranged off the landing, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the property enjoys an enclosed rear garden, ideal for entertaining or enjoying warmer months, while to the front there is off road parking along with a garage.

Situated within easy reach of Reepham's array of local amenities, highly regarded schools, and transport links, this home offers a fantastic opportunity to acquire a modern property in a sought after location. Early viewing is highly recommended.



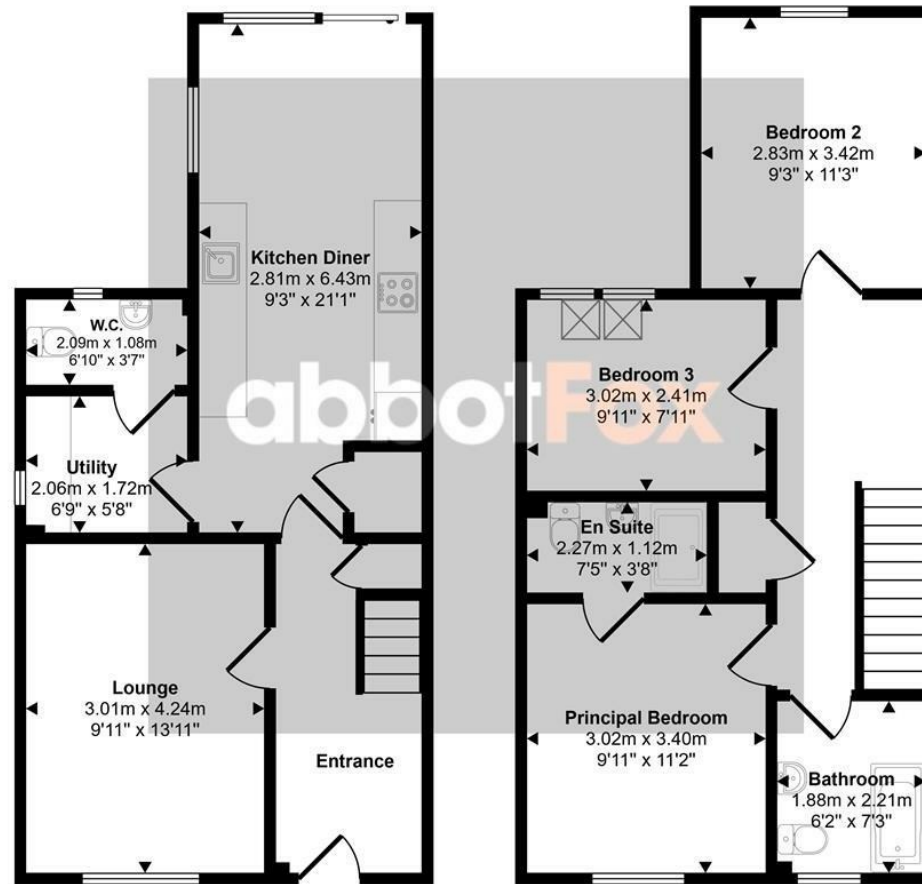




## THE HIGHLIGHTS \_\_\_\_\_

- Semi detached house
- Three generous bedrooms
- Spacious living accomodation
- Garage and off road parking
- Close to local amenities
- Ideal family home
- Viewing advised

Approx Gross Internal Area  
93 sq m / 1002 sq ft



Ground Floor  
Approx 46 sq m / 499 sq ft

First Floor  
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

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