



12 The Dial, Reepham

Guide Price £475,000 - £500,000

An outstanding opportunity to acquire a beautifully presented home in the highly desirable market town of Reepham. Built in 2016, this elegant townhouse blends classic period-style architecture with contemporary design, finished to an exceptional standard throughout and offering accommodation that can truly be described as “show home” quality.

The ground floor is thoughtfully designed with a spacious open-plan layout, seamlessly connecting the kitchen, dining, and living area, ideal for modern living and entertaining. The stylish kitchen is fitted with integrated appliances and features a striking central island with an oak worktop. A cloakroom and separate utility room add further convenience to the ground floor.

Upstairs, the high-quality finish continues with three bedrooms. The main bedroom benefits from a sleek en-suite shower room, while a modern family bathroom serves the remaining two bedrooms.

Externally, the property has a driveway with parking for 2 cars, and an attractive garden, perfect for outdoor seating and relaxation.

Ideally located in the heart of Reepham, the well-known Dial House Hotel is just a short stroll away, offering a welcoming setting for afternoon tea or dining from its popular menu. This impressive home must be seen to be fully appreciated and an early viewing is highly recommended for those seeking a stylish, well-finished property in this sought-after location.

N.B. The property is situated in a conservation area.



N.B. There is a resident's management company, which is operated and managed by 3 Directors, who are all residents/property owners at The Dial. There is an annual service charge payment, which is currently £350.00.

Services

Air source heat pump. Mains water, drainage and electricity 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.

Directions

To find the property leave Reepham Market Place and proceed towards Norwich and turn left into Ollands Road. Continue a short while and turn left into Old Brewery Lane, where the entrance to Dial House is on the left.

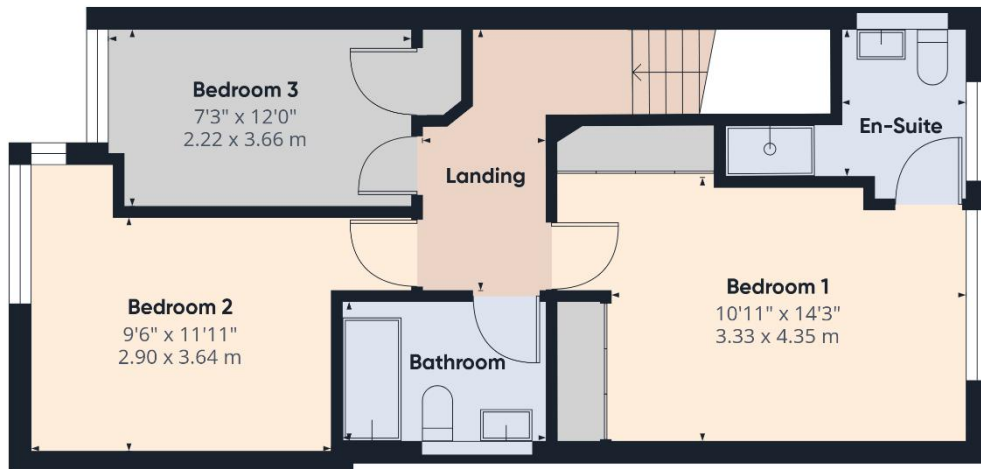
This property is being marketed by our Reepham office and the property reference is AR0277.

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



Floor 1



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Approximate total area^m
1171 ft²
108.9 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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