PARSONS
COMPANY

12 Ollands Road, Reepham, NR10 4EJ

Guide Price £250,000 - £270,000



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An immaculately presented and deceptively spacious two-bedroom home, enviably positioned just a stone's throw from the heart of the highly desirable market town of Reepham.

Combining beautifully appointed accommodation with a charming walled garden and picturesque views towards St Mary's Church, this delightful property offers a wonderful opportunity for those seeking a permanent residence, a second home or an investment opportunity.

Upon entering, a welcoming entrance porch leads into a beautifully presented dual-aspect living room, enjoying an abundance of natural light and flowing seamlessly through to a spacious dining room, creating a wonderful space for both everyday living and entertaining.

The adjoining fitted kitchen offers a range of units and worktop space, with the added benefit of included white goods.

Glazed French doors from the dining room open into a delightful garden room, providing an additional reception space in which to relax and enjoy the attractive garden and charming views towards St Mary's Church.

A retractable sun awning provides shade during the warmer months. Completing the ground floor accommodation is a useful storage cupboard and a cloakroom with WC and wash hand basin.

Upstairs, the first-floor landing leads to two generously proportioned double bedrooms, alongside a stylish and well-appointed modern bathroom, featuring recessed spotlights and a shower over a panelled bathtub.

Outside, the property continues to impress with its beautifully maintained, enclosed walled garden, enjoying a sunny aspect and offering a wonderful setting for outdoor living.

The garden incorporates a patio seating area, perfect for alfresco dining and entertaining, a lawned area and a further paved section with a useful garden storage shed benefiting from a power connection. Additional small sections of garden can be found beyond the garden wall.







A pedestrian gate provides access to a pathway leading to the communal parking area, where the property benefits from one allocated parking space

Offered to the market with no onward chain, an early viewing is highly recommended to fully appreciate the quality of accommodation, delightful setting and lifestyle this property has to offer.

Services

Electric storage heating. Mains water, electricity and drainage are connected.

Situation

Reepham is a popular and picturesque Norfolk market town, offering a range of local amenities, including independent shops, cafés, public houses, doctor's surgery and well-regarded schools. Surrounded by beautiful countryside, the town enjoys easy access to Norwich and the North Norfolk coast.

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

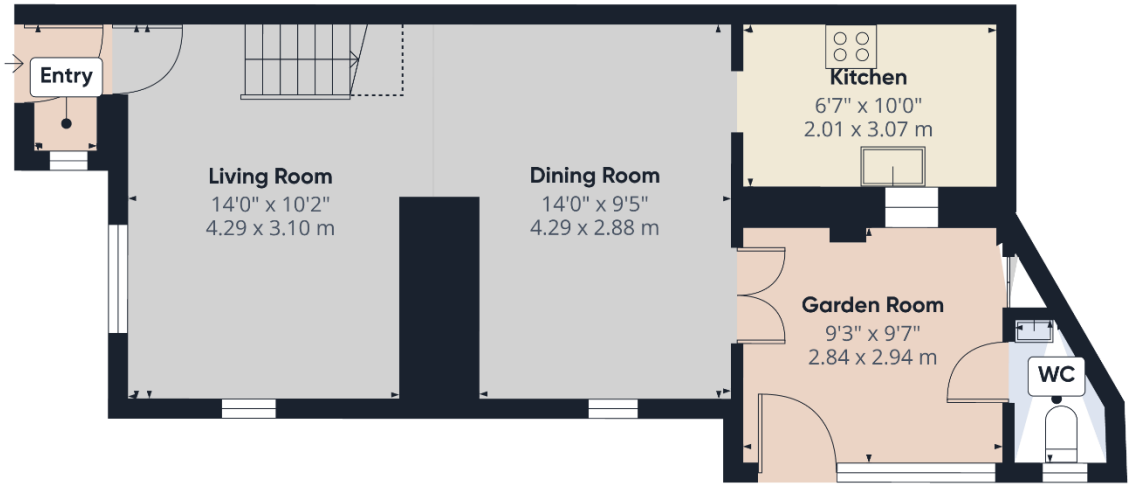
This property is being marketed by our Reepham office and the property reference is AR0338.

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.

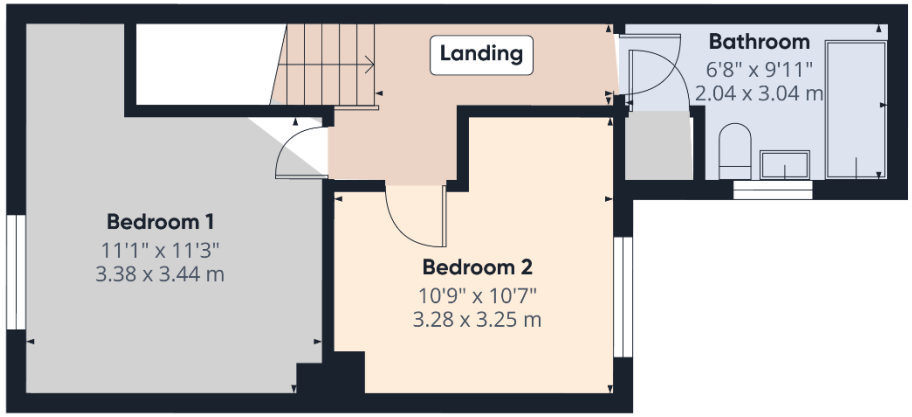








Ground Floor





Floor 1

PARSONS COMPANY

Approximate total area(1)

775 ft²

72 m²

Reduced headroom

16 ft²

1.5 m²

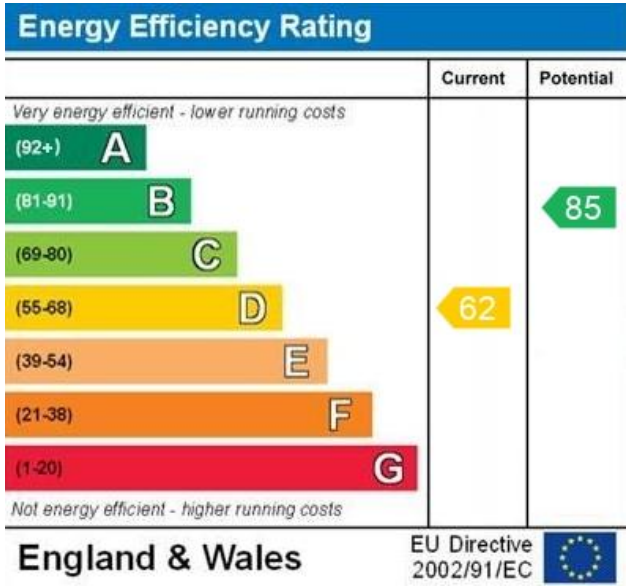
(1) Excluding balconies and terraces

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





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