



14 Irwin Close

Guide Price £315,000 - £325,000

This spacious detached bungalow is situated in a popular and sought-after location, offering well-proportioned accommodation alongside low maintenance outside space, a driveway and single garage.

Internally, the property features a generous living/dining room, providing plenty of space for both relaxing and entertaining. To the rear is a bright and airy sunroom, enjoying views over and direct access to the garden, creating a lovely additional reception space.

The accommodation continues with a modern fitted kitchen, complemented by a separate utility room for added practicality. There are two well-proportioned bedrooms, together with a shower room and separate WC.

Outside, the property benefits from low-maintenance gardens to both the front and rear, ideal for those looking for an attractive outdoor space without extensive upkeep. A private driveway provides off-road parking and leads to a single garage, offering further parking or useful storage.

Offering comfortable single-storey living in a popular location, this well-presented bungalow would make an excellent home for a range of buyers, and early viewing is highly recommended



Services

Mains electricity, water and drainage are connected to the property.

Situation

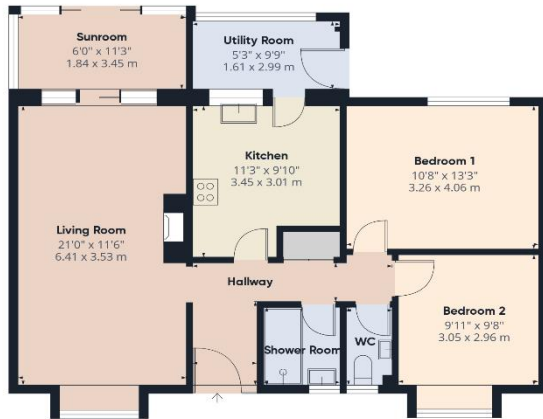
Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form 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 AR0324.

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 Building 1



Ground Floor Building 2

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Approximate total area⁰¹
1014 ft²
94.2 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		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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