



10 Park Lane

Guide Price £475,000 - £500,000

This spacious detached family home offers generous and versatile accommodation, perfectly suited to modern family living and conveniently located within walking distance of the town centre and schools and has open rural views to the rear.

Upon entering, you are welcomed into a well-proportioned interior. The heart of the home is the fitted kitchen, thoughtfully designed with ample storage and workspace, complemented by an adjacent utility room for added practicality. The inviting living room features a charming fireplace, creating a cosy focal point, while bi-fold doors open onto the rear garden, allowing natural light to flood the space and providing an ideal setting for indoor-outdoor living.

A separate dining room flows into an additional sitting room, offering flexible reception space perfect for entertaining guests or accommodating growing families. A convenient ground floor WC completes the downstairs layout.

Upstairs, the property boasts five bedrooms, providing ample space for family members, guests, or home working. The accommodation is served by a family bathroom suite, while the main bedroom benefits from its own en-suite shower room.

Externally, the home enjoys an enclosed rear garden, ideal for children, pets, and outdoor gatherings. To the front, there is off-road parking for multiple vehicles, ensuring convenience for homeowners and visitors.

Combining space, versatility, and a highly desirable location with wonderful views, this impressive property presents a wonderful opportunity to secure a substantial family home close to local amenities.



Services

Oil central heating. Mains water, electricity, and drainage 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

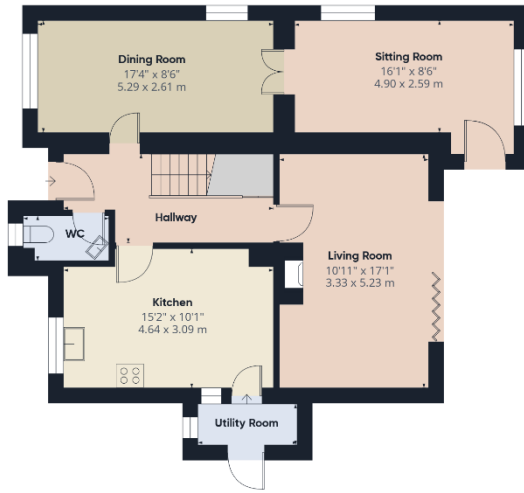
To find the property leave Reepham Market Place on the Dereham Road and then take the left hand turning into Park Lane, where the property will be found on the right- hand side identified by a Parsons & Company 'For Sale' board.

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 AR0265.

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



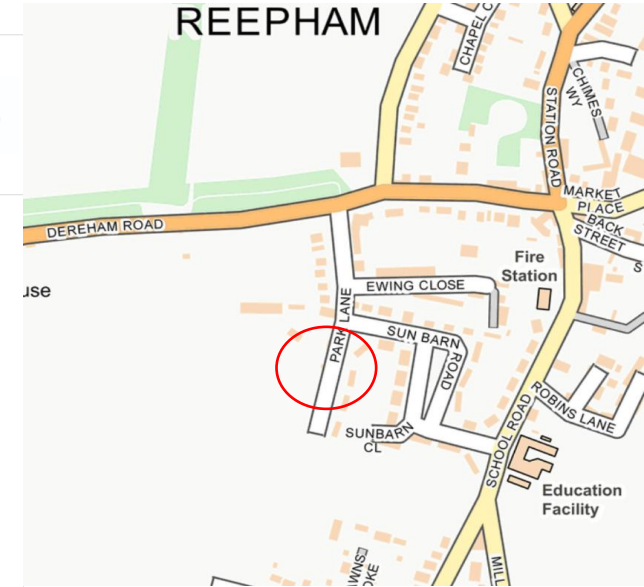
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Approximate total area⁽¹⁾
1503 ft²
139.7 m²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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