

propertyladder



Robins Lane, Reepham, NR10 4JE

A Three Bedroom Link-Detached Family Home With No Onward Chain!

GUIDE PRICE £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

FANTASTIC OPPORTUNITY IN CHARMING REEPHAM!

Step into the welcoming entrance porch with oak flooring, leading to a convenient cloakroom with WC and wash hand basin. The sitting room, bathed in natural light from the front-facing window, features wall lights and a TV point, creating a cosy atmosphere for relaxation. The well-appointed kitchen boasts a range of wall and base units, an electric oven and hob with a cooker hood, and sleek tiled flooring. An opening connects to the dining room, where patio doors open to the rear garden, seamlessly blending indoor and outdoor spaces. The adjacent utility room offers additional storage, work surfaces, and plumbing for a washing machine.

Upstairs, the first-floor landing houses an airing cupboard and hot water tank. Three generously sized double bedrooms provide serene retreats, each with large windows offering pleasant views. The modern family bathroom is elegantly designed with a bath and shower over, WC, wash hand basin, heated chrome towel rail, and stylish tiled finishes.



“patio doors open to the rear garden, seamlessly blending indoor and outdoor spaces”



Overview

- LINK DETACHED HOME
- WALK TO REEPHAM TOWN CENTRE
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- 20FT KITCHEN DINER
- LIGHT AND AIRY SITTING ROOM
- UTILITY ROOM
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- GARAGE
- ENCLOSED REAR GARDEN





Location

Reepham is a charming town with a lot to offer. It was recently named one of the best places to live in the UK, and locals have plenty of reasons to love it. The town has a strong sense of community, with friendly residents who make newcomers feel welcome. It boasts independent shops, great pubs, and cozy cafés, meaning you don't have to travel far for your daily needs.

Its marketplace, surrounded by attractive 18th-century buildings, is a conservation area making it a lovely place to visit or live. It has excellent schools and beautiful countryside surroundings, making it a great place for families.

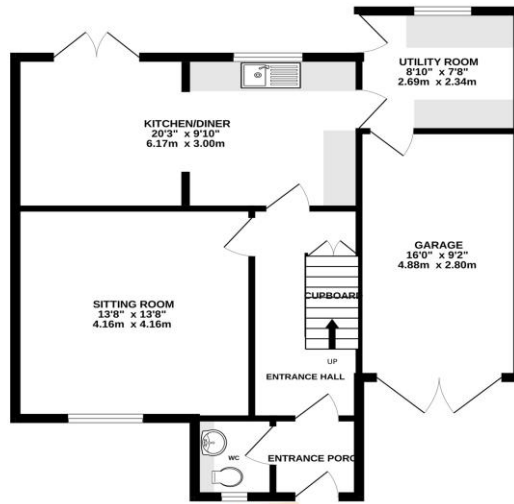


Outside

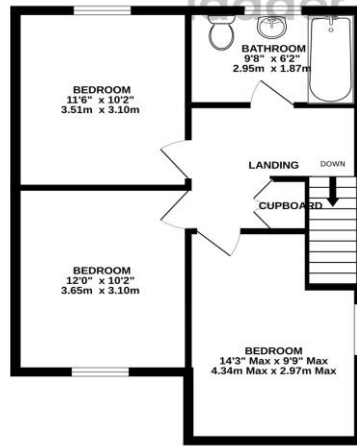
The property features a garage with power and lighting, a front path, and a small driveway. The landscaped rear garden boasts a raised decked patio, a paved seating area, and a gravel section, all enclosed by fencing and a brick wall for privacy.

There is a garage with power and lighting, and a door to the utility room. A path leads to the front and a small drive. The rear garden is landscaped, with a raised decked patio, a further paved patio, a gravel section, and an oil tank. The garden is enclosed by fencing and a brick wall.

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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