



196 Reepham Road, Norwich

Guide Price £325,000 - £350,000

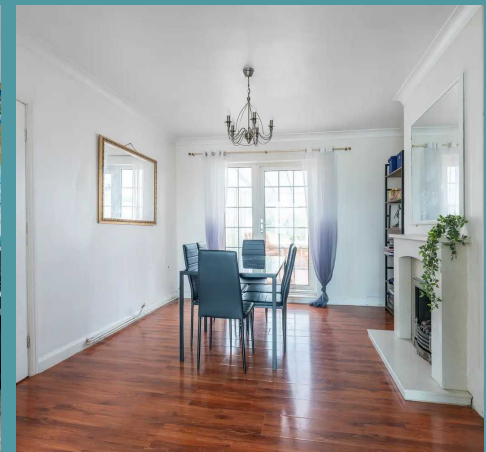
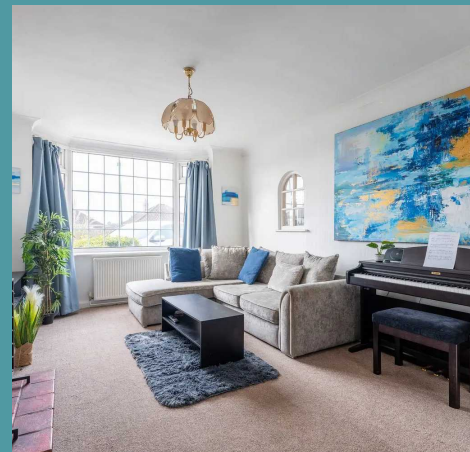
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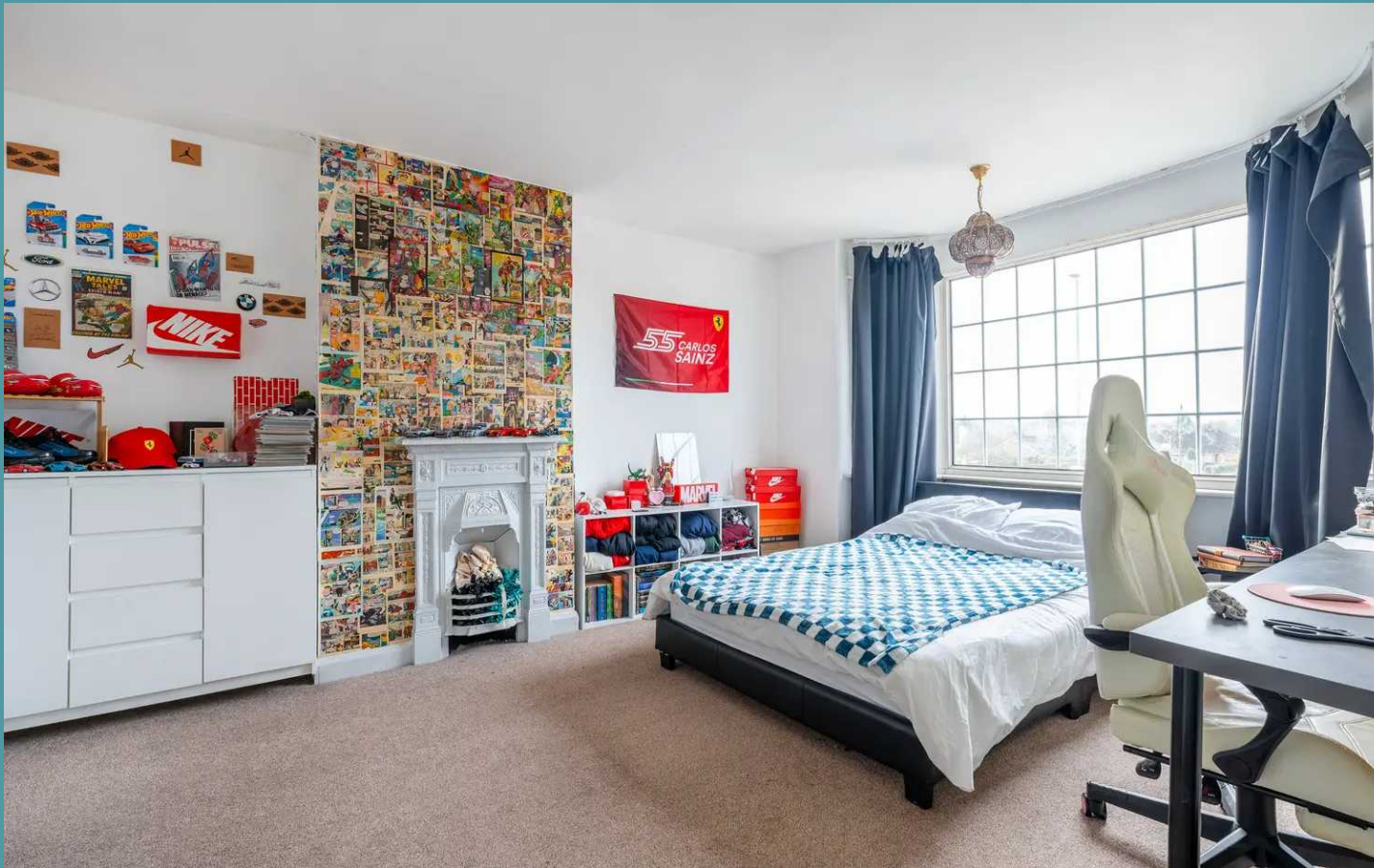
Norwich, Norwich

This property offers a welcoming and spacious open-plan living area with seamless flow into the dining area and a bright conservatory, ideal for entertaining or relaxation. With a stylish and practical kitchen, convenient ground-floor amenities, and four well-appointed bedrooms, including a versatile fourth bedroom/study, it provides both comfort and flexibility. The generous garden space, perfect for outdoor activities, and ample off-road parking enhance the appeal of this family-friendly home.

LOCATION

The property boasts an excellent location in Hellesdon, ensuring access to a range of essential amenities for everyday living. Residents can easily enjoy the convenience of nearby shops, pubs, schools for all ages and healthcare facilities, making daily errands and necessities readily accessible. Additionally, with Tesco just a short stroll away and Asda a mere 2 miles distance, there are ample choices for grocery shopping in the vicinity. Moreover, the property benefits from excellent transport connectivity, with frequent bus services commuting not only to Norwich's city centre but also extending to neighbouring areas like Taverham, Drayton, Fakenham, and beyond. This strategic placement provides residents with the ease and flexibility of travel, ensuring a well-connected and accessible living environment.



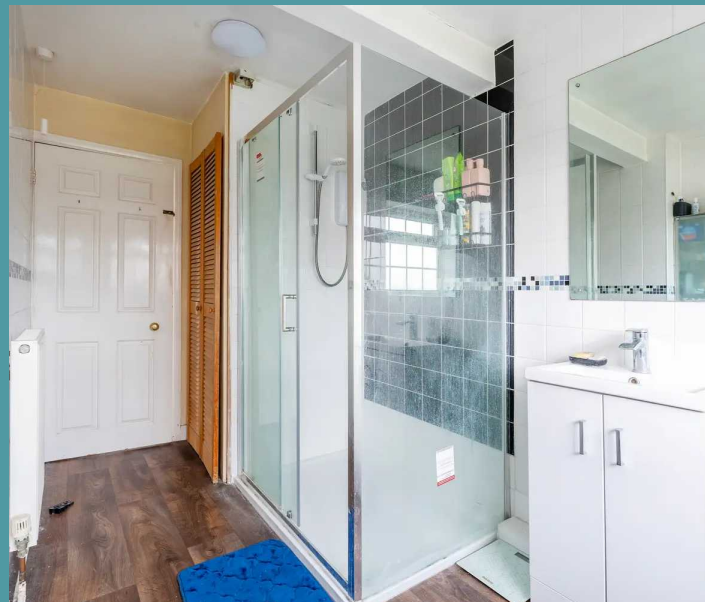


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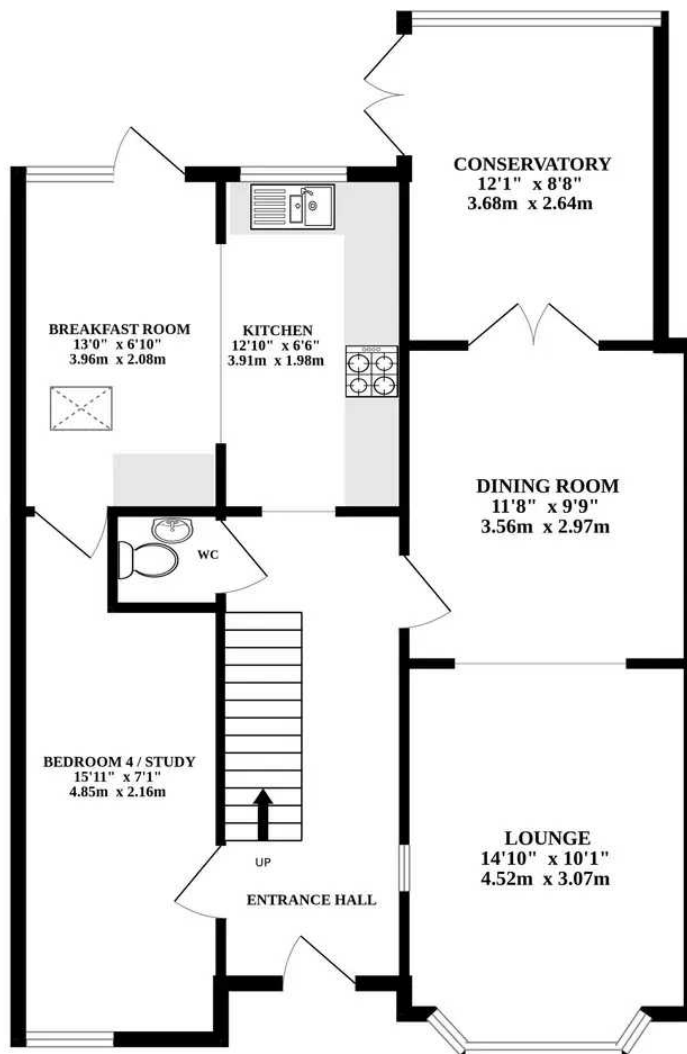
THE PROPERTY

Upon entering the property, you are greeted by the open-plan living room, providing a welcoming atmosphere and a generous amount of space to accommodate your chosen furnishings. The dining area seamlessly flows from the living room, creating an ideal space for entertaining friends and family. The large French doors lead into the bright conservatory, which offers an abundance of natural light throughout the day, creating a relaxing ambiance. The kitchen space is designed with both style and practicality in mind, boasting wooden-themed cupboards, ready to house all of your cooking utensils. A single door conveniently connects the kitchen to a fourth bedroom/study, providing additional flexibility for your specific needs. A ground-floor WC is also located on this level, ensuring convenience for both residents and guests.

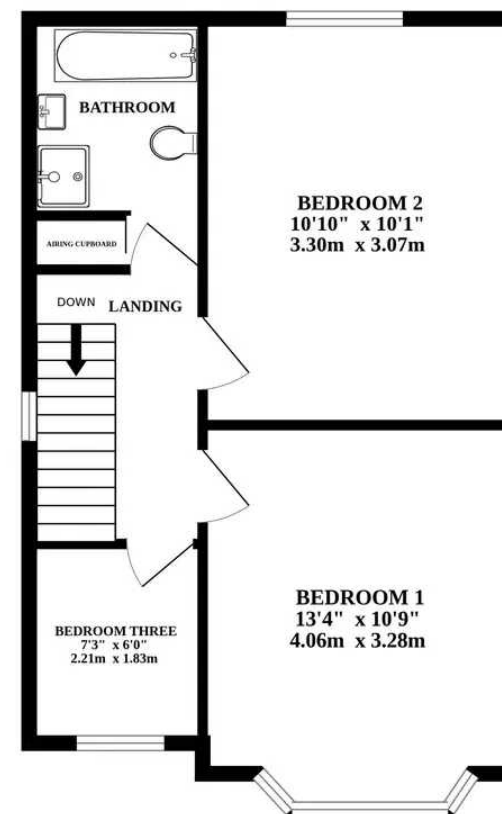


Moving upstairs, you will find three well-appointed bedrooms that offer ample space and natural light, providing a peaceful space to retreat to at the end of a long day. These bedrooms are complemented by a modern family bathroom that includes a four-piece suite, combining style and functionality to create a luxurious bathing experience.

GROUND FLOOR



1ST FLOOR





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To the rear of the property, you will find an excellent-sized garden, featuring a sprawling lawn that is perfect for those with children and furry friends who enjoy spending time outdoors. This space offers endless possibilities for outdoor activities and relaxation. In addition, this property benefits from ample off-road parking to the front, ensuring convenient access for you and your visitors.

AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - C

