



Cheville Whitwell Road, Reepham

Norwich



Minors & Brady



# Cheville Whitwell Road

Reepham, Norwich

Set within a well-connected and convenient location, this impressive four-bedroom detached family home offers generous and versatile accommodation and is available chain-free, presenting a straightforward purchase opportunity. Internally, two substantial reception rooms each extend beyond 20ft, complemented by a modern open-plan kitchen and dining room featuring a central island and range-style cooker, alongside a separate utility room with internal access to the garage, a contemporary first-floor shower room, and a ground-floor WC. Externally, a large enclosed rear garden with patio, pergola, and mature tree backdrop creates an inviting outdoor setting, while a spacious driveway provides ample off road parking, all within easy reach of regular bus routes into Norwich and local shops, cafés, a Co op Food store, medical facilities, and respected primary and secondary schooling including Reepham High School and College.

## Location

Whitwell Road is positioned in the village of Reepham, a well-served market town to the north west of Norwich. The area provides access to local shops, cafés, a Co op Food store, medical facilities, and primary and secondary schooling, including Reepham High School and College, along with regular bus routes into the city. Surrounded by open countryside and providing access to Marriott's Way, the location suits those seeking village living while remaining within easy reach of the Norfolk Broads and the North Norfolk Coast. Reepham also benefits from an active community, regular local events, independent businesses centred around its historic market place, and road links via the B1145 connecting to surrounding villages and main routes, making it a practical choice for commuters and families alike.

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## Chelville Whitwell Road, Reepham

Upon entering the property, you are welcomed into a spacious and well-appointed entrance hall, finished with quality flooring and a staircase rising to the first floor with wooden balustrade detailing. This generous reception space immediately sets the tone for the scale of accommodation on offer and provides access to the principal ground-floor rooms, including a convenient WC.

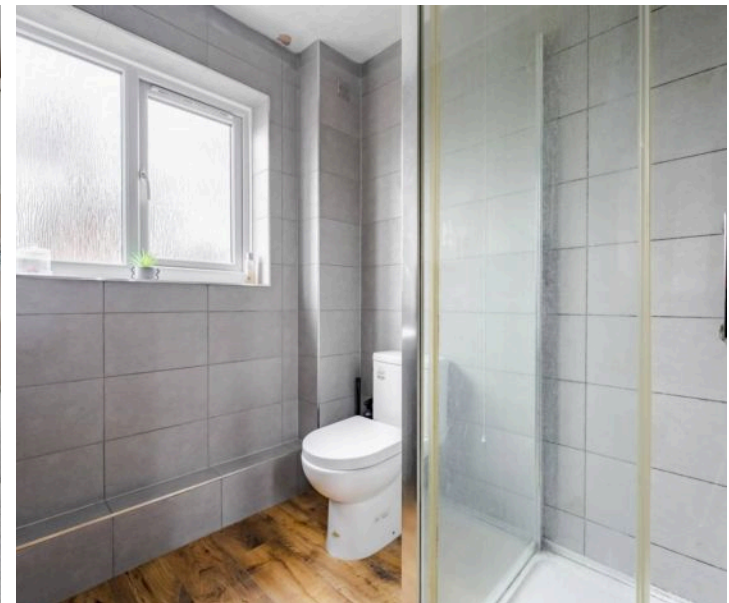
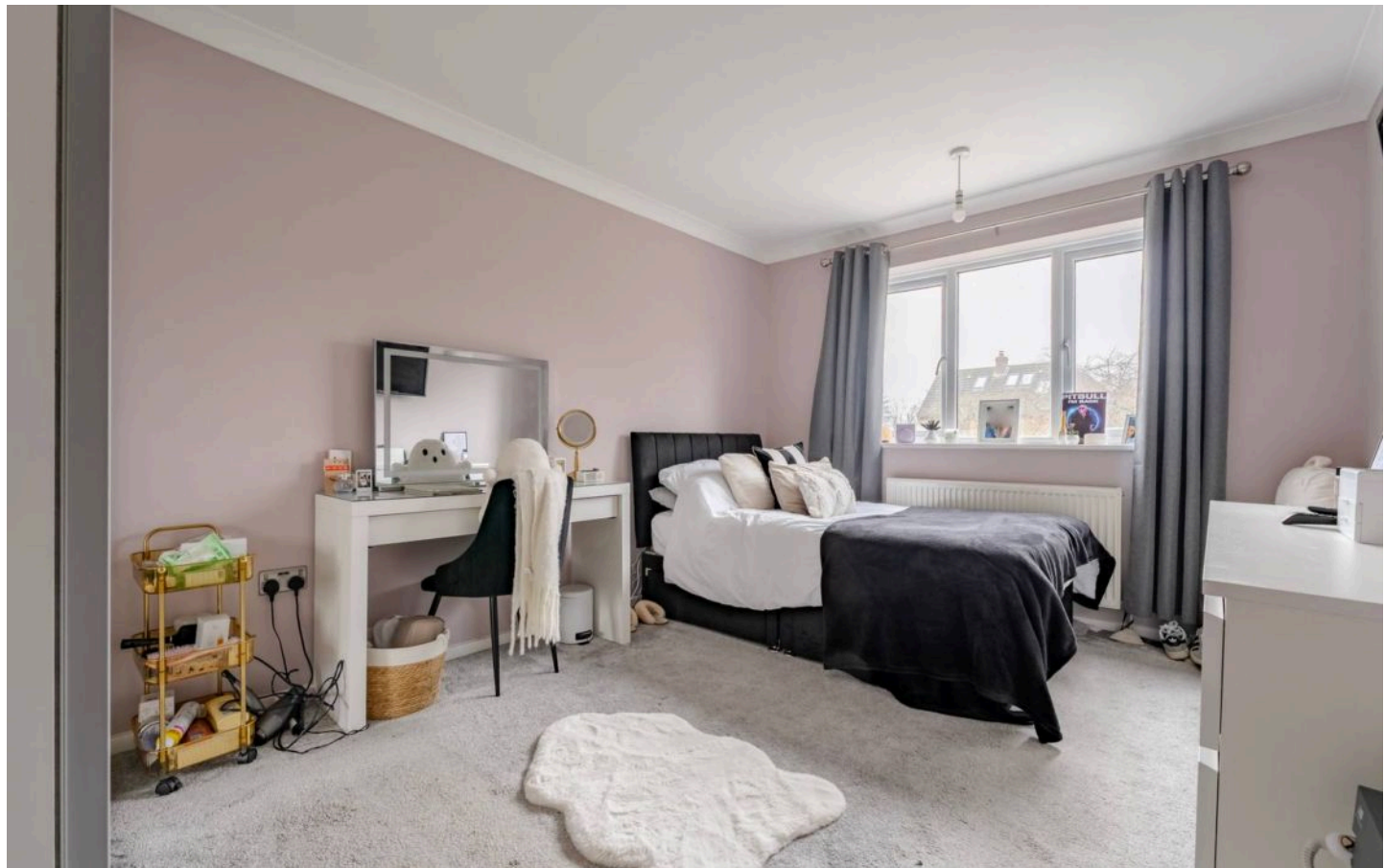
The sitting room is beautifully proportioned at over 20ft in length, offering a substantial and versatile living environment filled with natural light from the large front-facing window. Neutral décor and plush carpeting enhance the sense of comfort, creating an elegant yet relaxed setting for both everyday living and entertaining.

Positioned separately, the dining room also extends beyond 20ft, providing an impressive formal space ideal for hosting, with ample room for a large table and additional furnishings.

The heart of the home is the expansive kitchen and dining room measuring approximately 23ft, designed in an open plan layout with a central island and breakfast seating. Shaker-style cabinetry is complemented by solid wood work surfaces, integrated storage, recessed ceiling lighting, and a range-style cooker with extractor above and glass splashback. Generous preparation space, a dedicated sink area positioned beneath a window overlooking the garden, space for freestanding appliances including an American-style fridge freezer, and large sliding doors opening directly onto the patio create a highly functional and sociable environment. A vertical feature radiator enhances the space.

A separate utility room adjoins the kitchen, offering additional storage, further work surfaces, plumbing space, and internal access to the garage.

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Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom enjoys comfortable dimensions with space for freestanding wardrobes, while three further bedrooms provide flexibility for family living, guest accommodation, or home working.

A contemporary shower room completes the upper floor, fitted with a walk-in enclosure, a wash basin with storage beneath, a WC, and a window for natural light and ventilation. An airing cupboard is also accessed from the landing.

Externally, the property continues to impress. The rear garden is expansive and mainly laid to lawn, framed by mature trees and established hedging which create a pleasant backdrop. A paved patio area directly adjoining the property, an additional hardstanding section, and a timber pergola provide defined areas for outdoor seating and dining. Stepping stone pathways run through the lawn, while further paved sections extend along the side of the property, enhancing practicality and access.

The driveway offers off-road parking and leads to a substantial garage measuring approximately 16ft by 16ft, providing further storage or workshop potential.

## Agents notes

Sold freehold, connected to main services: water, electricity, and drainage.

Oil-Fired Central Heating

Council Tax Band- E

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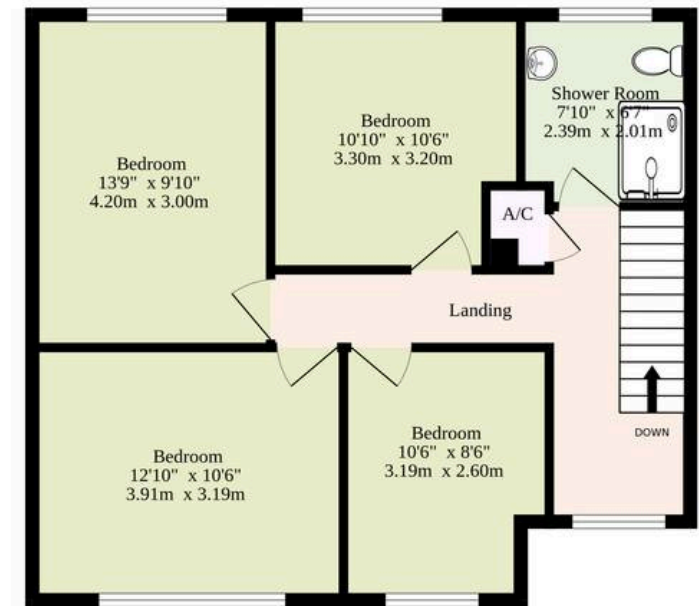




**Ground Floor**  
1204 sq.ft. (111.9 sq.m.) approx.



**1st Floor**  
634 sq.ft. (58.9 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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