



IVY HOUSE, REEPHAM

GUIDE £699,950



Ivy House, Whitwell Street, Reepham, NR10 4RA



DESCRIPTION

Ivy House is a five-bedroomed detached property, full of charm with well-arranged living accommodation and good proportions. The house is in a slightly elevated position, giving stunning aspects from all the main reception rooms and bedrooms over the meadow, pond and stream, beyond which are far-reaching views. An old brick wall completely surrounds the property, which is a delightful feature. The garden has been exceptionally well-tended over the years, and contains areas of lawn, flower borders, mature fruit trees, a wild-flower bank, rose trellis and vegetable potager.

LOCATION

The location is only minutes away from the centre of the market town of Reepham, which has a good range of shops, pubs and other facilities, as well as the recently renovated Dial House. The three schools in Reepham (Primary, Secondary and VI Form College) are all highly regarded. Private Schools in Holt and Norwich are easily accessible, as is the North Norfolk Coast.

DIRECTIONS

From Norwich, go through the Market Square. At the first X-roads, turn left into School Road. Fork left immediately after Primary School (on left). After 500 m. turn left into Whitwell Street. Proceed down Whitwell Street for just under half a mile and the property can be found on the right hand side.

ACCOMMODATION

Porch Wood panelled, half-glazed entrance door, west facing window, pamment tiled flooring; door leading into:



Entrance Hall West facing window, ceramic tiled floor, one radiator, cupboard housing oil-fired central heating boiler, storage cupboard, wall-mounted thermostat; stairs leading to first floor.



Sitting Room A lovely, light, well-proportioned room, with central chimney breast and tiled hearth housing a multi-fuel burning stove, decorative wooden surround; TV point; velux window; part-glazed door leading into the garden. Door to:



Study Central fireplace with tiled hearth and decorative wooden surround; recessed cupboards with shelving above; further fitted bookshelves and computer station with worktop; telephone point.



Kitchen/Dining Room This room is the hub of the house! Its triple aspect and velux windows make this room particularly light. There are extensive work surfaces with cupboards/drawers below and above; space and plumbing dishwasher and tall fridge, and one and a half-bowl stainless steel sink with mixer tap over; oil-fired Aga; electric oven, electric four-ring hob, two radiators, TV point, tiled flooring. Double doors open into:



Conservatory with three quarter-level wood-framed windows on brick low-level wall; there is a productive grape vine which part covers the glass ceiling.

Utility Room is off the kitchen and contains space and plumbing for washing machine and tumble drier, inset stainless-steel sink, space for upright deep freeze, and extensive shelving. Door to service area containing oil tank, bins etc.

From the hall, a short passageway leads to:
Cloakroom Low-level WC, radiator, corner hand wash-basin.

Reception Room A triple aspect room which is currently used for sewing and crafts, and table tennis. French doors open onto the garden. Two radiators, and large cupboard with good, wide shelving.

On the First Floor



Landing A spacious and light area with pretty arched window, radiator. A passage with two west-facing windows leads off the landing to bedrooms three and four.



Master Bedroom A delightful room, with feature fireplace and tiled hearth and painted surround, radiator. Steps down to:



Ensuite Dual aspect room with panelled white bath, wash basin and low level WC; shaving socket, heated towel rail, radiator, deep cupboard with hanging rail and shelving; door to:

Dressing Room Large cupboard with hanging rail and shelving, further low level fitted cupboards and drawers.



Bedroom Two A lovely room, with built-in cupboard with hanging rail and shelf; door leading to:

Ensuite Bathroom Panelled bath, low level WC, pedestal wash-basin, shaver point, heated towel rail, extractor fan, wall-mounted lights.



Family Bathroom White enamel bathroom suite, light over basin; shaver point. Shower with glass screen over bath. Airing cupboard housing hot water system and slatted shelving.

Bedroom Three Window to front aspect offering far reaching country side views over to the pond and river, radiator, built in wardrobe housing hanging rail and shelf.

Bedroom Four Window to rear aspect, radiator, wardrobe with hanging rail and shelf.



On the Second Floor

Landing Cupboard housing hanging rail and shelf, built in bed suitable for child. Door leading to fully boarded loft storage. Door leading to:



Bedroom Five A spacious room with two velux windows looking westwards over fields.

OUTSIDE

The property is approached from Whitwell Street, which leads onto a large shingled drive way offering ample off-road parking, a turning area and a beautifully maintained walled garden. There is a sheltered paved patio area off the kitchen. At the bottom of the garden is an open shed for tools, wheelbarrow etc. There is also another lockable shed with shelving attached to the house. The delightful meadow is a haven for wildlife, and includes a large pond, woodland and river frontage. Part of the meadow contains a levelled area which used to be a full-sized tennis court and with some attention could be re-instated. The meadow as a whole is 2.5 acres (stms) and, at present is divided into two parts with a stock-proof fence which also surrounds the whole field. A footpath runs along one side of this fence.

GENERAL REMARKS and STIPULATIONS

The photographs shown on this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Energy Performance Certificate

Ivy House, Whitwell Street, Reepham, NORWICH, NR10 4RA

Dwelling type: Detached house Reference number: 8273-7624-0900-2740-4996
 Date of assessment: 10 April 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 April 2017 Total floor area: 272 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 10,407
Over 3 years you could save	£ 6,756

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 612 over 3 years	£ 360 over 3 years	You could save £ 6,756 over 3 years
Heating	£ 9,003 over 3 years	£ 3,051 over 3 years	
Hot Water	£ 792 over 3 years	£ 240 over 3 years	
Totals	£ 10,407	£ 3,651	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,182	
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,610	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 447	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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