

property details **approval form**

10 Richmond Rise, Reepham, Norwich, Norfolk, NR10 4LS

Date: 24 July 2026

Property Ref and Version: RPM104018 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£270,000

Tenure: Freehold

>> **key features**

- > refurbished throughout
- > sizeable rear garden
- > 2-bedroom semi bungalow
- > small cul-de-sac setting
- > wow factor living room with glass lantern roof
- > refitted kitchen and shower rooms
- > historic market town with amenities
- > no onward chain
- > EPC Rating: Awaited

>> **short description**

A refurbished semi bungalow with 2 bedrooms and many features you won't be expecting including wow-factor living room with glass lantern roof and sizeable garde to the rear plus ITS NO ONWARD CHAIN

>> **long description**

Bungalows in Reepham are always sought-after. This one offers more than similar, so if you're on a budget but fancy single storey living, come and have a look. Wow factor living space with vaulted glass lantern roof, surprisingly large garden stretching away to the rear, refitted kitchen, refitted shower room, redecorated and new carpets. modern infrared electric heating (an oil boiler is present but not in use) all this and offered with NO ONWARD CHAIN.

>> **directions**

>> **Agent Note**

Your William H Brown office: 4 Townsend Court, REEPHAM, NORWICH, Norfolk, NR10 4LD
T 01603 873208 **E** Reepham@williamhbrown.co.uk

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>> **room description**

Entrance Hall
L-shaped layout, with double glazed front door. natural wood panel doors opening off

Shower Room

refitted, with double glazed window, tiling to walls and floor, walk-in shower, surround to WC and inset washbasin with cupboard, chrome towel rail and recessed lighting.

Master Bedroom

with large double glazed front window almost full width! and overlooking terraced front garden

Bedroom 2

with large double glazed front window

Open Plan Living Room

as you enter there is a wood-burner to the sitting area and then the room opens on to an impressive garden room/dining space with plenty of natural light from large vaulted and double glazed roof lantern, in addition to large double glazed window and double doors looking and opening to the sheltered garden, stretching away to the rear. wide open approach to:

Kitchen

with modern range of fitted base and wall units. Work surfaces to 2 sides, with 1.5 bowl sink unit, ceramic hob with hood above, double oven, microwave and dishwasher. part tiled walls, tiled floor, space for fridge/freezer, recessed lighting.

Utility

a garage conversion, now offering generous space for utility, workshop or home office. double glazed door to front and window. fitted range of units with Belfast style sink. high level rear window. oil fired boiler remains but not in use

Outside

to the front, set back from the road behind a lawned and terraced garden. driveway parking. pathway leads to the side. the rear garden might be something of a surprise! generous in size, stretching away from the bungalow and enjoying a good degree of seclusion. it offers various paved patio, decking space and pergola to sit out, lawn, sleeper raised beds, picket fencing, kitchen garden, poly tunnel, timber garden shed and workshop

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>> **room description**

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>> **room description**

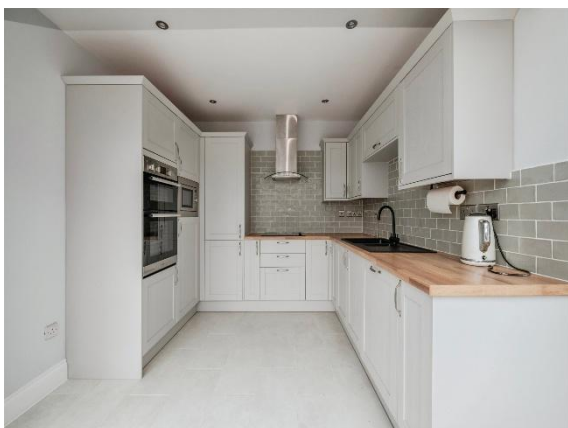
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>> **property images**



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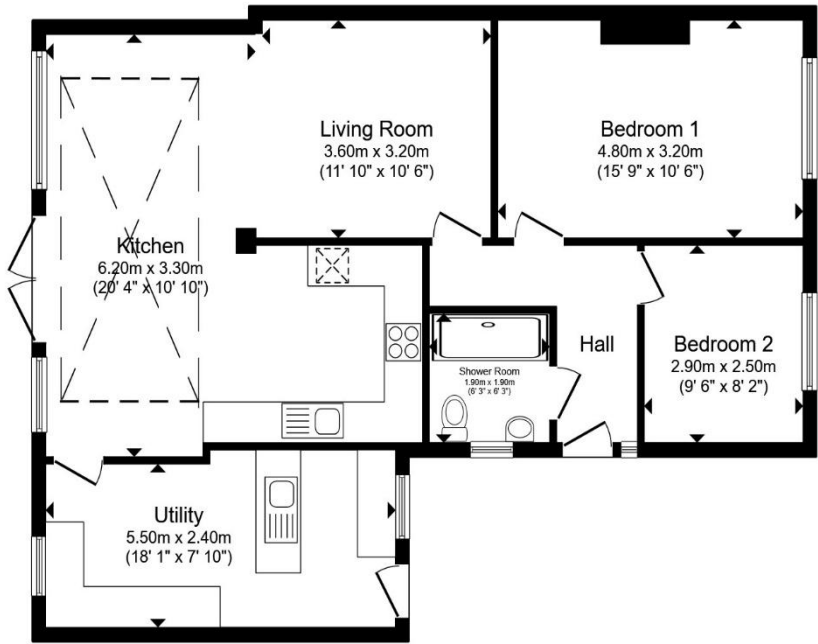
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>> floor plan



Total floor area 88.0 m² (947 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Bruce Page		
Mr G. Green		

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