PARSONS
COMPANY

16 Bircham Road, Reepham, NR10 4NQ

Guide Price £450,000 - £475,000



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Situated within the highly desirable market town of Reepham, this beautifully presented four/five-bedroom detached home offers spacious and versatile accommodation, perfectly suited to modern family living.

The heart of the home is an impressive 31ft living/dining room, featuring a charming log burner and providing a wonderful space for both relaxing and entertaining.

Complementing this is a stunning re-fitted kitchen, whilst the former garage has been thoughtfully converted to create an additional reception room, ideal as a sitting room, playroom or home office. A ground floor WC completes the downstairs accommodation.

Upstairs, the property boasts four well-proportioned bedrooms, three of which are doubles, with the main bedroom benefiting from its own en-suite. A family bathroom serves the remaining bedrooms.

Outside, the property benefits from off-road parking accessed via a shared driveway, whilst to the rear is a generous and secluded garden, providing an ideal space for children to play, outdoor entertaining or simply relaxing in peaceful surroundings.

Reepham is a charming and sought-after Norfolk market town, offering a range of independent shops, cafés, public houses and well-regarded schools, all surrounded by picturesque countryside.

Beautifully presented throughout and offering an excellent balance of living and bedroom accommodation, this is a fantastic opportunity to acquire a wonderful family home in a desirable location.

With the vendors having already found a property they wish to purchase, an early viewing is highly recommended!







Services

Oil fired central heating. Mains water, electricity, and drainage are all connected.

NB: There is a Tree Preservation Order on the property.

NB: The property has a covenant that the property can only be used for residential purposes.

NB: There is a right of way for the owners and occupiers of numbers 18 and 20 Bircham Road to go over a piece of land belonging to 16 Bircham Road to allow access across a portion of driveway. This is subject to 18 and 20 Bircham Road paying 2/3 of the cost for maintaining the land.

Situation

The historic market town of Reepham boasts a wealth of character and charm, with a thriving community, excellent local amenities and schooling for all ages. Its attractive rural surroundings offer plenty of opportunities to enjoy countryside walks and outdoor pursuits.

For further information and to arrange your viewing, please contact our friendly and professional staff.

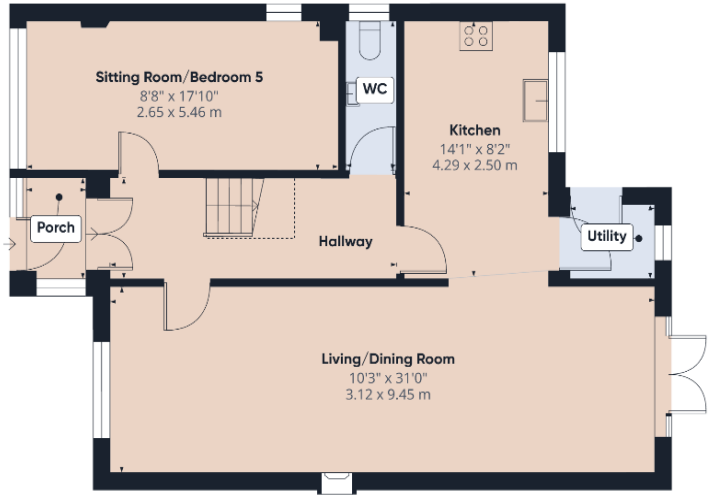
This property is being marketed by our Reepham office and the property reference is AR0346.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

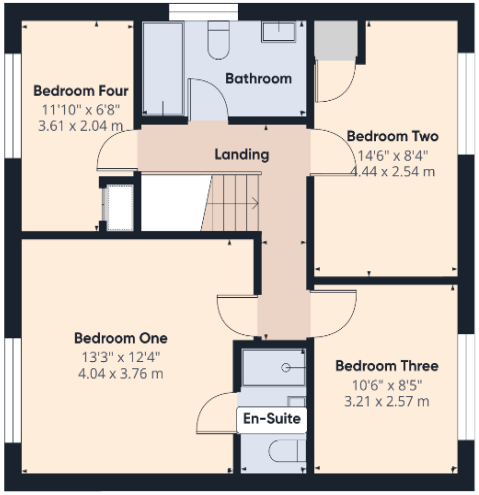








Ground Floor





Floor 1

PARSONS COMPANY

Approximate total area(1)

1211 ft²

112.6 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

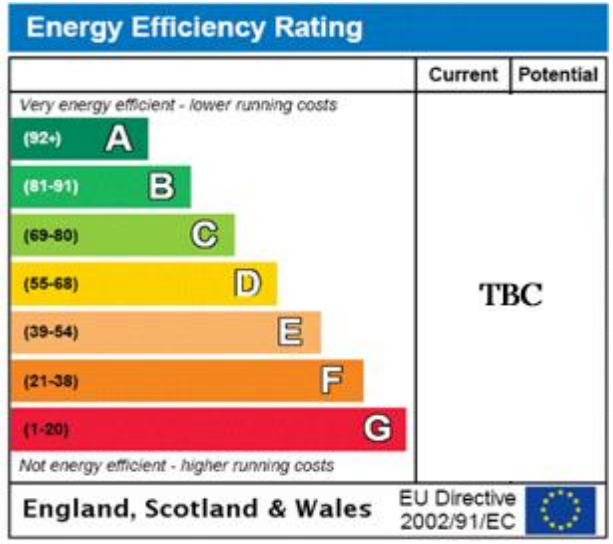
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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