



**Reepham Road, Norwich NR6 5SP**

**welcome to**

**Reepham Road, Norwich**

A fantastic opportunity to own this detached chalet in Hellesdon on a CHAIN FREE basis. The property benefits having four Bedrooms, and a fully enclosed rear garden.



## Accommodation

William H Brown are pleased to offer this detached chalet in Hellesdon on a CHAIN FREE basis. The property benefits having four Bedrooms, two upstairs and two downstairs, lounge, kitchen, family bathroom, WC and conservatory. The property has front and rear garden single garage with two further outbuildings that have potential for the vendor with a hobby or subject to permission could potentially be converted to an annex.

## Entrance Porch

Brick built porch with UPVC double glazed entrance doors with double glazed side panels and doors to:

## Entrance Hall

Frosted part double glazed door with double glazed side panel, two radiators, understairs cupboard and stairs to first floor.

## Lounge

Two double glazed windows to side, double glazed French doors with side double glazed side panels to conservatory, and radiator.

## Conservatory

Built on a low-level brick wall with french doors to the rear garden and an air conditioning unit.

## Kitchen

Part double glazed door and two double glazed windows to conservatory, further double-glazed window to side, range of wall and base units with single bowl sink with mixer tap over, space for washing machine, oven and fridge freezer radiator and airing cupboard, and wall mounted boiler.

## Bedroom

Double glazed bay window, radiator and range of built in bedroom storage furniture.

## Bedroom

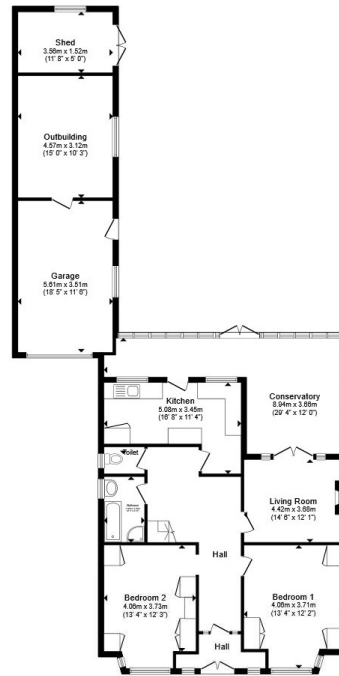
Double glazed bay window, radiator and range of bedroom storage furniture.

## Bathroom

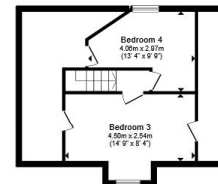
Frosted double glazed window to side, 4-piece suite comprising panel bath with mixer tap and shower hose, corner shower cubicle, vanity wash hand basin, and radiator.

## Separate Cloakroom

Frosted double glazed window to side, radiator, and wc.



Ground Floor



First Floor

## Landing

Doors to both bedrooms

## Bedroom

Double glazed dormer window to front, radiator and doors to eaves storage. This room does have restrictive headroom in some areas.

## Bedroom

Double glazed dormer window to rear, radiator and doors to eaves storage. This room has some areas with restrictive headroom.

## Front Garden

Iron gates lead to a single front garden with a path to the porch and further on to the side pedestrian gate giving access the rear garden. Extending alongside the opposite side the driveway leads to a single garage.

## Rear Garden

Out of the Conservatory there is a patio for relaxation. The enclosed garden is mainly laid to lawn with mature shrubs borders and fruit trees. A path leads from the patio to an access door to the garage, two further outbuildings and then on to the greenhouse.

## Garage

Up and over front door, light and power, UPVC part glazed door and double-glazed window to rear garden, Night storage heater and consumer unit. Door to:

## Middle Outbuilding

Door from garage, part glazed UPVC door and window to garden, power connected.

Total floor area 181.8 m<sup>2</sup> (1,956 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](http://www.propertybox.io)

  
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## **Reepham Road, Norwich**

- Four bedrooms
- Single garage
- Conservatory
- Four-piece family bathroom
- Chain Free

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103518 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01603 487888**



[hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)



303 Reepham Road, Hellesdon, NORWICH,  
Norfolk, NR6 5AD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**