PARSONS & COMPANY

37 Bircham Road, Reepham, NR10 4NG

Guide Price £375,000 - £400,000



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This spacious four-bedroom detached house is situated in a popular and convenient location, within easy reach of the town centre and its range of amenities. Offering generous and versatile accommodation throughout, the property presents an excellent opportunity for families looking for a well-proportioned home.

The ground floor accommodation comprises a welcoming entrance hall, a spacious living room, a separate dining room ideal for family meals and entertaining, and a fitted kitchen. To the rear, a sunroom provides additional living space with views over the garden, whilst a convenient ground floor shower room completes the accommodation.

To the first floor, the property offers four bedrooms, providing flexible space for family living, guests or a home office, alongside a further shower room serving the bedrooms.

Outside, the property benefits from a driveway providing off-road parking and access to an integrated garage. To the rear, a patio area offers an ideal space for outdoor seating and entertaining, with steps leading up to a raised garden.

Conveniently positioned close to the town centre, this spacious detached home combines generous accommodation, practical living space and a desirable location, making it an excellent choice for a variety of buyers.

N.B. Please note that some of the photographs have been enhanced by AI.







Services

Oil central heating.

Mains water, electricity, and drainage are connected.

Location

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre.

The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place.

There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

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

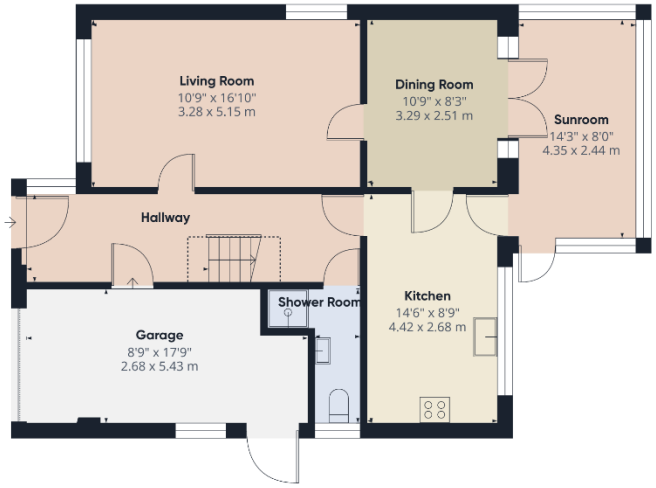
This property is being marketed by our Reepham office and the property reference is AR0346.

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.

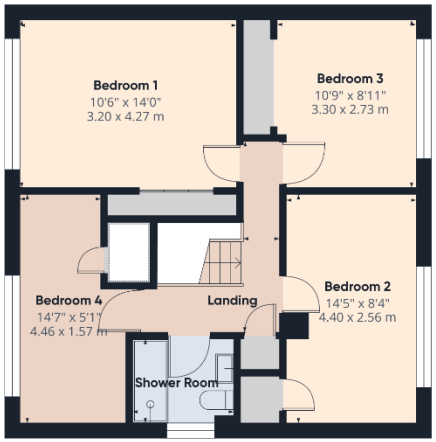








Ground Floor



Floor 1

PARSONS COMPANY

Approximate total area(1)

1397 ft²

129.7 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

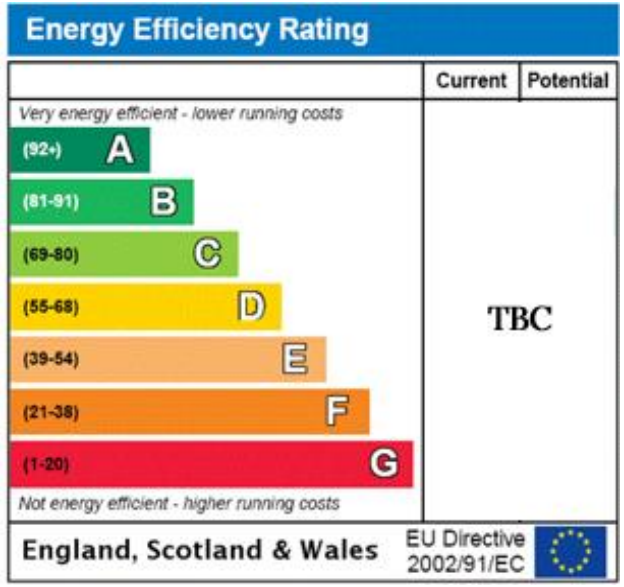
Reduced headroom

..... 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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